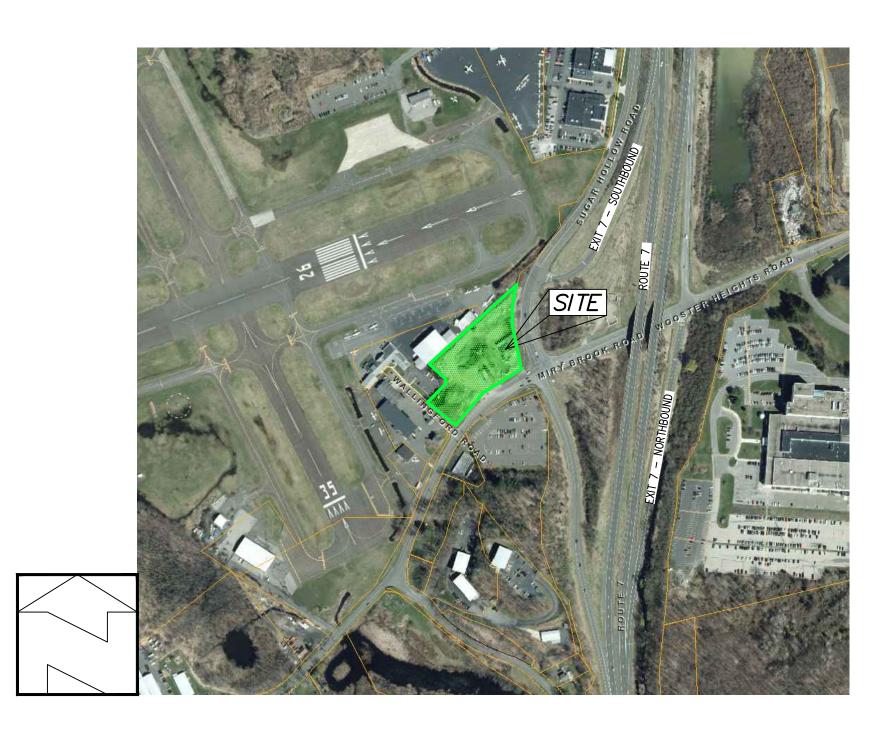
CURRY AUTOMOTIVE

SITE PLAN - PERMITTING SET NOT FOR CONSTRUCTION

LOT 7 & 16 - MIRY BROOK ROAD DANBURY, CT MBL - G18/7 & G18/16



OWNER / APPLICANT

PIONEER RÉALTY LLC C/O CARMODY TORRANCE SANDAK & HENNESSEY LLO 195 CHURCH STREET NEW HAVEN, CT 06509

ENGINEER / SURVEYOR

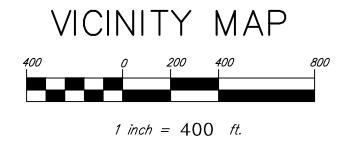
CIVIL 1
43 SHERMAN HILL ROAD, SUITE D-101
WOODBURY, CT 06798

ARCHITECT

CLARIS DESIGN—BUILD 53 CHURCH HILL ROAD NEWTOWN, CT 06470

LANDSCAPE ARCHITECT

WILLIAM KENNY ASSOCIATES 1899 BRONSON ROAD FAIRFIELD, CT 06824





(203) 266 - 0778

NOVEMBER 05, 2021

REVISED MAY 26, 2022



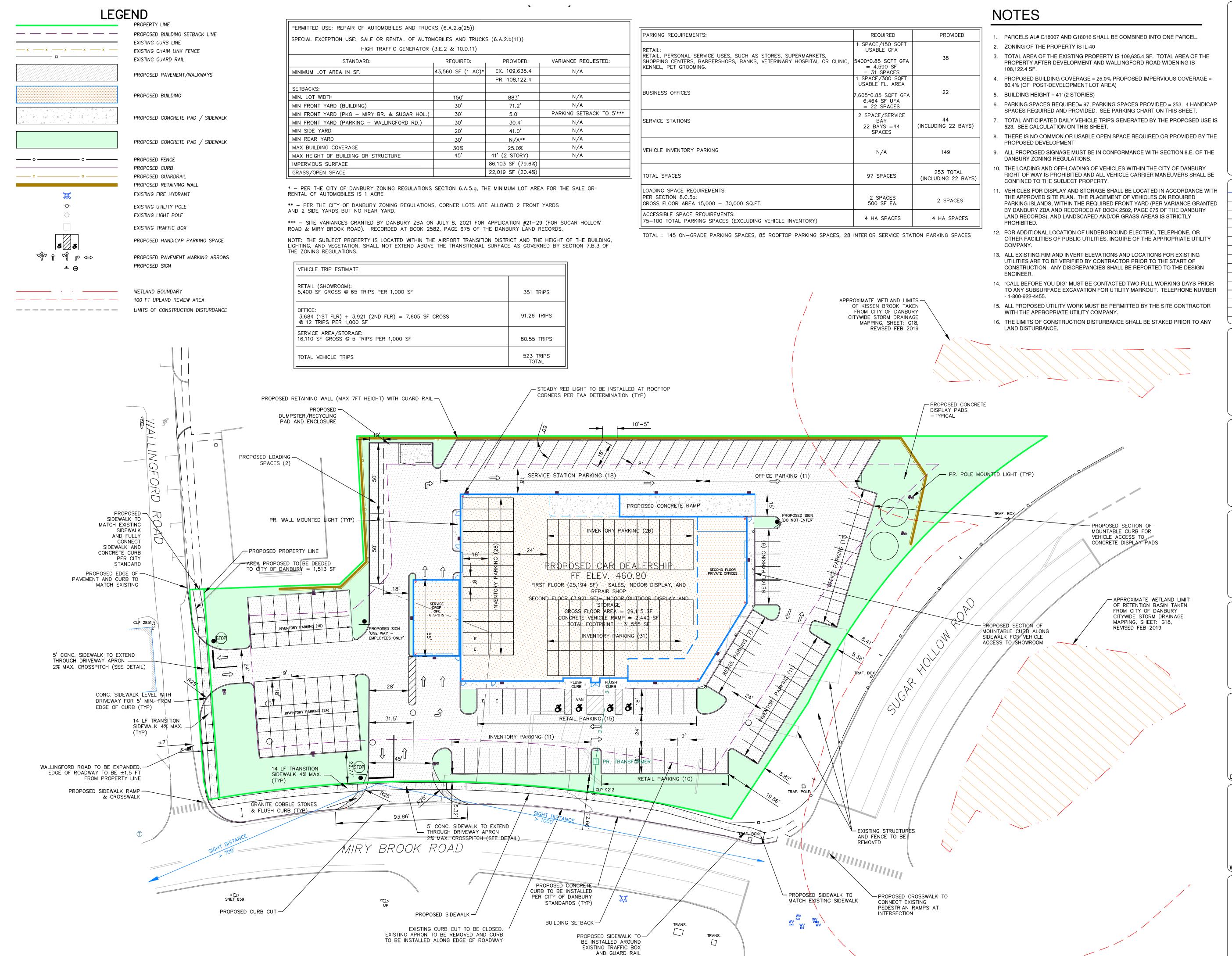
SITE PLAN C 1.1 GRADING & DRAINAGE PLAN C 2.1 C 3.1 UTILITY PLAN C 4.1 EROSION CONTROL PLAN VEHICLE MOVEMENT ANALYSIS C 5.1 C 5.2 LANDSCAPE PLAN C 6.1 SANITARY SEWER PROFILES C 6.2 DRAINAGE PROFILES C 6.3 DRAINAGE PROFILES STORMWATER DETENTION X-SECTION C 6.4 C 7.1 DETAILS C 7.2 DETAILS C 7.3 DETAILS C 7.4 DETAILS EROSION CONTROL NARRATIVE & PROJECT NOTES C 8.1 PHOTOMETRIC ANALYSIS C P.1

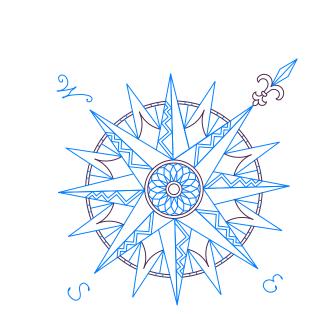
SHEET NUMBER

1 OF 1

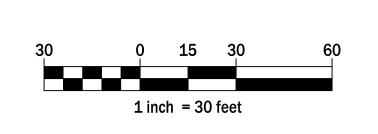
DESCRIPTION

ZONING LOCATION SURVEY





NO.	REVISION	DATE
1	REVISE FOR PLANNING APPLIC.	3-9-22
2	REV PER CITY STAFF	4-26-22
3	REV PER DEPT REVIEWS	5-26-22
	Previous Editions Obsolete	
-		



PIONEER REALTY, LLC C/O CARMODY TORRANCE SANDAK & HENNESSEY 195 CHURCH STREET NEW HAVEN, CT

SITE PLAN

CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

DANBURY





DRAWN: ML APPROVED: CJ

SCALE: 1" = 30'

DATE: 05 NOV 21

PROJ. NO.: 3818

CADD FILE NAME: 3818

DRAWING NO.:

C 1.1

LEGEND PROPERTY LINE EXISTING CONTOUR x*8.3* EXISTING SPOT GRADE PROPOSED CONTOUR PROPOSED SPOT GRADE +206.75LIMITS OF CONSTRUCTION DISTURBANCE _____ EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED LEADER DRAIN PROPOSED CURB

PROPOSED RETAINING WALL

PROPOSED CATCH BASIN

PROPOSED STORM DRAINAGE MANHOLE

STORM DRAINAGE MANHOLES A5, B4 AND C7 ARE TO BE INLINE WATER QUALITY STRUCTURES (CONTECH CDS2015-4-C UNIT OR APPROVED EQUAL)

STORM DRAINAGE NOTES

- 1. RIGHTS TO DRAIN FROM DOWNSTREAM PROPERTY OWNER(S) SHALL BE REQUIRED, IF THERE IS AN INCREASE IN THE RATE OF OR VOLUME OF RUNOFF DISCHARGED FROM THE SITE, A CHANGE IN THE POINT OF DISCHARGE OF RUNOFF FROM THE SITE ONTO OTHER PROPERTY, OR IF THERE IS A DECREASE IN RUNOFF THAT HAS ADVERSE AFFECTS DOWNSTREAM.
- 2. THE CONNECTION TO THE CITY STORM DRAINAGE SYSTEM SHALL BE MADE UNDER THE SUPERVISION OF, AND TO THE SATISFACTION OF, THE CITY'S
- 3. THE INSTALLATION OF THE STORMWATER DETENTION SYSTEM (STORMTRAP) SHALL BE DONE UNDER THE SUPERVISION OF A STATE OF CT LICENSED
- 4. UPON COMPLETION OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL SUBMIT A WRITTEN CERTIFICATION TO THE CITY THAT THE DETENTION SYSTEM WAS INSTALLED AS PER THE APPROVED DESIGN.
- 5. THE ON-SITE STORM DRAINAGE SYSTEM, INCLUDING DETENTION, IS A PRIVATE SYSTEM AND SHALL BE MAINTAINED BY THE PROPERTY OWNER PER THE MAINTENANCE REQUIREMENTS OF THE APPROVED PLAN SET AND ANY MANUFACTURER RECOMMENDATIONS OR OPERATIONS MANUALS.
- 6. ALL STORM DRAINAGE SYSTEMS SHALL BE EQUIPPED WITH ADEQUATE INSPECTION ACCESS FOR MAINTENANCE PURPOSES.
- 7. STORM DRAINAGE AND DETENTION SYSTEMS INSTALLED WITHIN PAVED AREAS SHALL BE CAPABLE OF HANDLING, AT A MINIMUM, H-20 LOADS.
- 8. THERE ARE NO FLOODPLAINS OR FLOODWAYS ON THE PROPERTY.
- 9. NO PORTION OF THE STORM DRAINAGE SYSTEM SHALL BE LOCATED UNDER THE PROPOSED BUILDING OR STRUCTURE.
- 10. STATE OF CT DOT APPROVAL IS REQUIRED FOR ANY CONNECTION TO A STATE STORM DRAINAGE SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 11. ALL PIPE WITHIN THE CITY RIGHT OF WAY SHALL MEET CITY SPECIFICATIONS
- REGARDING SIZE AND MATERIALS. 12. ALL STORM DRAINAGE STRUCTURES AND INSTALLATION SHALL MEET THE
- REQUIREMENTS OF THE CT DOT AND CITY OF DANBURY SPECIFICATIONS. 13. A ROAD OPENING PERMIT FROM THE CITY SHALL BE REQUIRED FOR ANY WORK WITHIN A CITY RIGHT OF WAY PRIOR TO THE COMMENCEMENT OF
- 14. A CTDOT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE STATE RIGHT OF WAY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GRADING NOTES

- 1. CONSTRUCTION AND/OR GRADING RIGHTS FROM ADJACENT PROPERTY OWNERS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION, IF WARRANTED.
- 2. RETAINING WALLS OVER 3' IN HEIGHT SHALL BE DESIGNED AND CONSTRUCTION UNDER THE SUPERVISION OF A CT LICENSED PROFESSIONAL ENGINEER OR
- 3. NO WOOD RETAINING WALLS OVER 3' IN HEIGHT SHALL BE PERMITTED.
- 4. ADEQUATE COMPACTION OF FILL IS REQUIRED.

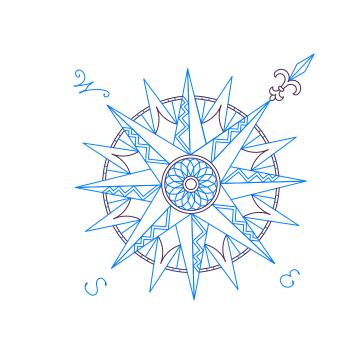
CTDOT STANDARDS AND SPECIFICATIONS.

- 5. IF LEDGE IS ENCOUNTERED AND PROPOSED TO BE LEFT IN PLACE, THE STABILITY OF SAID LEDGE SHALL BE VERIFIED BY A QUALIFIED STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER OR SOIL SCIENTIST.
- 6. A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY IF REQUIRED. 7. DRIVEWAY RAMPS ARE TO BE CONSTRUCTED PER CITY STANDARDS AND
- 8. SIDEWALKS SHALL BE INSTALLED ACROSS THE DRIVEWAY APRONS AND, IN ALL LOCATIONS, SHALL BE CONSTRUCTED PER CITY STANDARDS AND
- 9. A DOT ENROACHMENT PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR ANY DRIVEWAY CONNECTION TO A STATE OF CONNECTICUT ROADWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY SHALL CONFORM TO
- 10. EXISTING DRIVEWAYS NO LONGER PROPOSED TO BE USED SHALL BE CLOSED IN MANNERS ACCEPTABLE TO THE CITY AND/OR STATE HIGHWAY DEPARTMENTS.
- 11. DRIVEWAYS THAT ARE LESS THAN 100' FROM AN INTERSECTION OF TWO OR MORE ROADS ARE TO BE REVIEWED BY THE CITY TRAFFIC ENGINEER AND REVIEWED AND APPROVED BY THE LOCAL TRAFFIC AUTHORITY (POLICE CHIEF) AND THE SUPERINTENDENT OF HIGHWAYS.

APPROXIMATE WETLAND LIMITS -OF KISSEN BROOK TAKEN

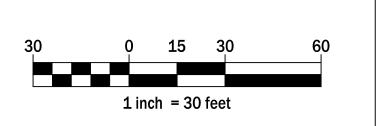
> FROM CITY OF DANBURY CITYWIDE STORM DRAINAGE

MAPPING, SHEET: G18.



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Previous Editions Obsolete



PIONEER REALTY, LLC C/O CARMODY TORRANCE **SANDAK & HENNESSEY** 195 CHURCH STREET **NEW HAVEN, CT**

GRADING & DRAINAGE PLAN

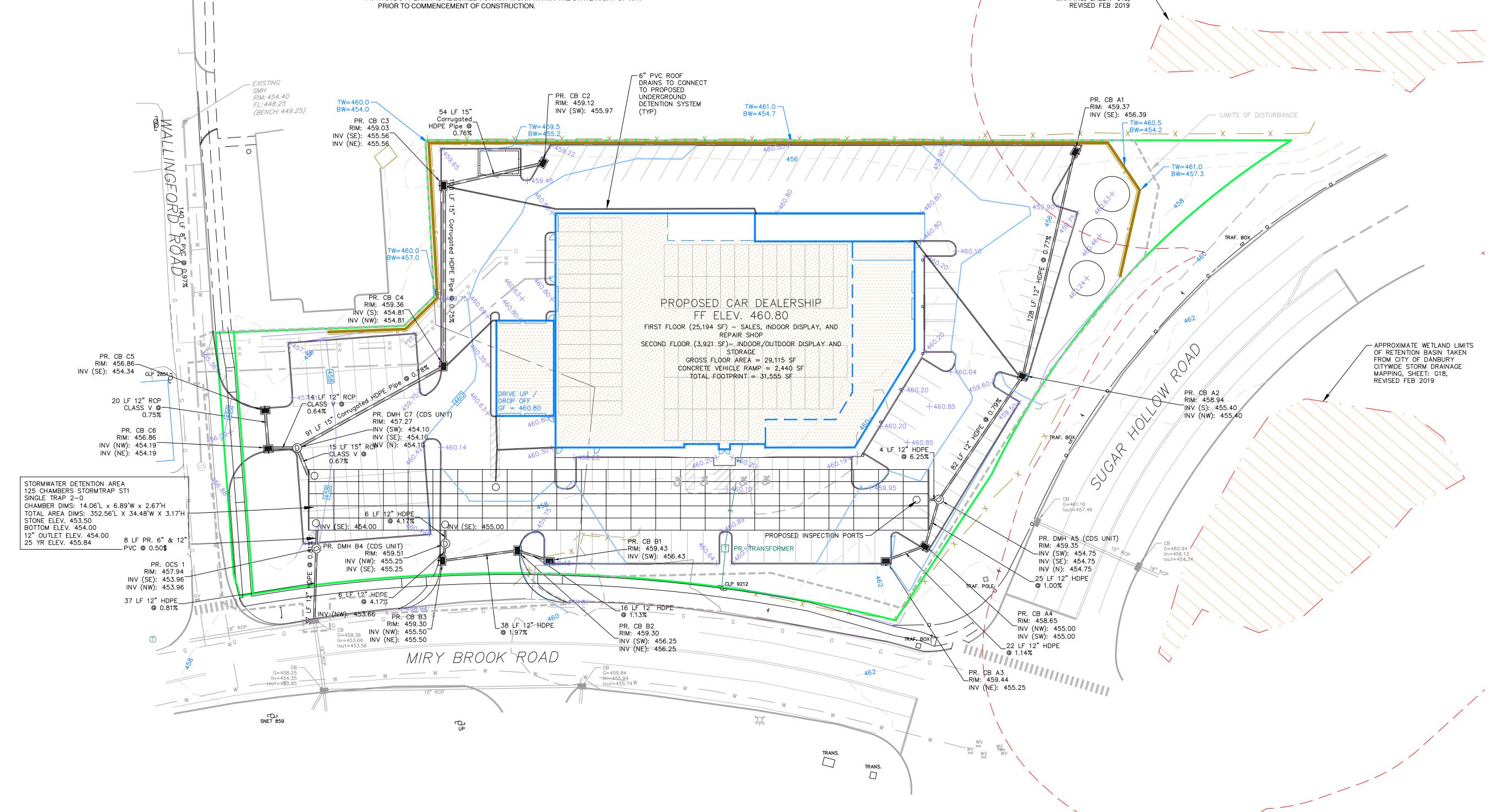
CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

CORNERSTONE PROFESSIONAL PARK, SUITE D-101 43 SHERMAN HILL ROAD WOODBURY

(203) 266 - 0778 CONNECTICUT APPROVED: CJ SCALE: 1" = 30'

05 NOV 21 PROJ. NO.: 3818 CADD FILE NAME: 3818 DRAWING NO.: C 2.1

CONNECTICU



LEGEND EXISTING CONTOUR x*8.3* EXISTING SPOT GRADE PROPOSED CONTOUR PROPOSED SPOT GRADE +206.75HYDRANT WATER VALVE EXISTING WATER PROPOSED WATER EXISTING SANITARY SEWER PROPOSED SANITARY SEWER EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED LIGHT LOCATION PROPOSED ELECTRIC UTILITY POLE LIGHT POLE WATER VALVE

GAS VALVE

TRAFFIC BOX

o GV

SANITARY SEWER NOTES

- 1. SEWER SERVICES ARE TO MEET THE REQUIREMENTS OF THE CITY OF DANBURY PLUMBING CODE.
- 2. DANBURY CITY COUNCIL APPROVAL IS REQUIRED FOR THE PROPOSED SANITARY SEWER MAIN EXTENSION AND IS SUBJECT TO ALL CONDITIONS AND RESTRICTIONS OF SAID APPROVAL.
- 3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS.
- 4. A ROAD OPENING PERMIT FOR WORK WITHIN THE CITY RIGHT OF WAY SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 5. A PERMIT FROM THE CT DOT SHALL BE REQUIRED FOR ALL WORK WITHIN A STATE RIGHT OF WAY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

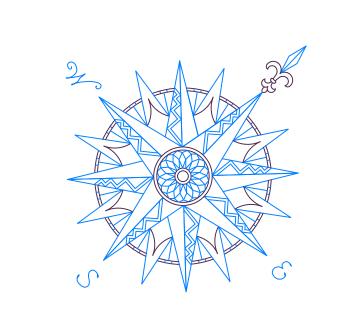
GENERAL UTILITY NOTES

- 1. FOR ADDITIONAL LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, OR OTHER FACILITIES OF PUBLIC UTILITIES, INQUIRE OF THE APPROPRIATE UTILITY COMPANY
- 2. ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
- 3. "CALL BEFORE YOU DIG" MUST BE CONTACTED TWO FULL WORKING DAYS PRIOR TO ANY SUBSURFACE EXCAVATION FOR UTILITY MARK OUT. TELEPHONE NUMBER 1-800-922-4455
- 4. ALL PROPOSED UTILITY WORK MUST BE PERMITTED BY THE SITE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.

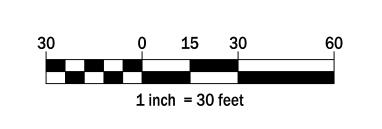
WATER SERVICE NOTES

- 1. WATER SERVICES ARE TO MEET THE REQUIREMENTS OF THE CITY OF DANBURY PLUMBING CODE AND THE WATER DEPARTMENT RULES AND REGULATIONS.
- A ROAD OPENING PERMIT FOR WORK WITHIN THE CITY RIGHT OF WAY SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 3. A PERMIT FROM THE CT DOT SHALL BE REQUIRED FOR ALL WORK WITHIN A STATE RIGHT OF WAY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4. SERVICE CONNECTIONS SHALL BE INSTALLED WITH A SHUT OFF VALVE AND A CURB BOX PER CITY STANDARDS.
- 5. FIRE AND DOMESTIC SERVICE TAPS SHALL BE A MINIMUM OF 2' APART.
- 6. TAPPING SLEEVES SHALL BE CONSTRUCTED TO CITY STANDARDS.
- 7. ALL DUCTILE IRON FIRE LINES SHALL BE FLUSHED, DISINFECTED, AND SAMPLED. SAMPLES MUST PASS WATER QUALITY TESTING PRIOR TO PRESSURE TESTING.
- 8. THE CITY OF DANBURY BUILDING DEPARTMENT SHALL INSPECT THE FIRE LINE INSTALLATION FROM THE EDGE OF THE CITY ROAD TO THE BUILDING.
- 9. THE FIRE LINE SHALL INCLUDE A DOUBLE CHECK VALVE ASSEMBLY OR REDUCED PRESSURE DEVICE (RPD) AND A FIRE DETENTION CHECK METER PER CITY
- 10. THE DOMESTIC WATER LINE SHALL INCLUDE A REDUCED PRESSURE DEVICE (RPD) PER CITY STANDARDS.
- 11. SADDLES ARE REQUIRED FOR ALL WATER CONNECTIONS.
- 12. PLASTIC SERVICE LINES ARE NOT PERMITTED.
- 13. PRIVATE FIRE HYDRANTS ARE NOT PERMITTED.

SEWER DESIGN FLOWS				
BUILDING USE	RETAIL/OFFICE	AUTO SERVICE	TOTAL	
FLOOR AREA	13,005 SF	16,110 SF (22 BAYS)		
UNIT DESIGN FLOW	0.1 GPD/SF	20 GPD/CAR SERVICED		
DAILY DESIGN FLOW	1,300 GPD	22 BAYS X 3 CARS/DAY/BAY = 1,320 GPD	2,620 GPD	



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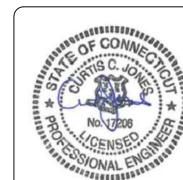
PIONEER REALTY, LLC C/O CARMODY TORRANCE SANDAK & HENNESSEY 195 CHURCH STREET NEW HAVEN, CT

UTILITY PLAN

CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

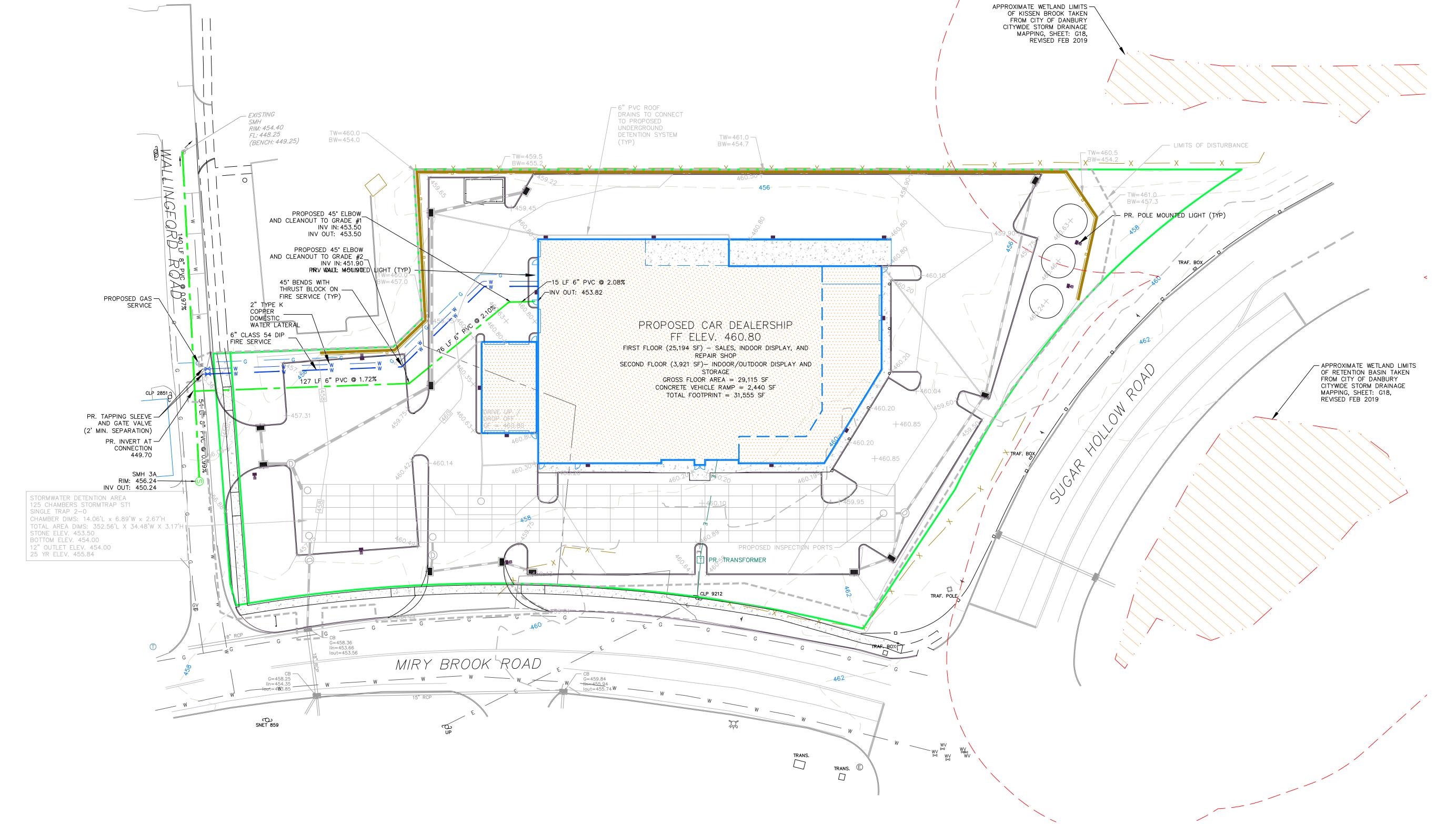
DANBURY

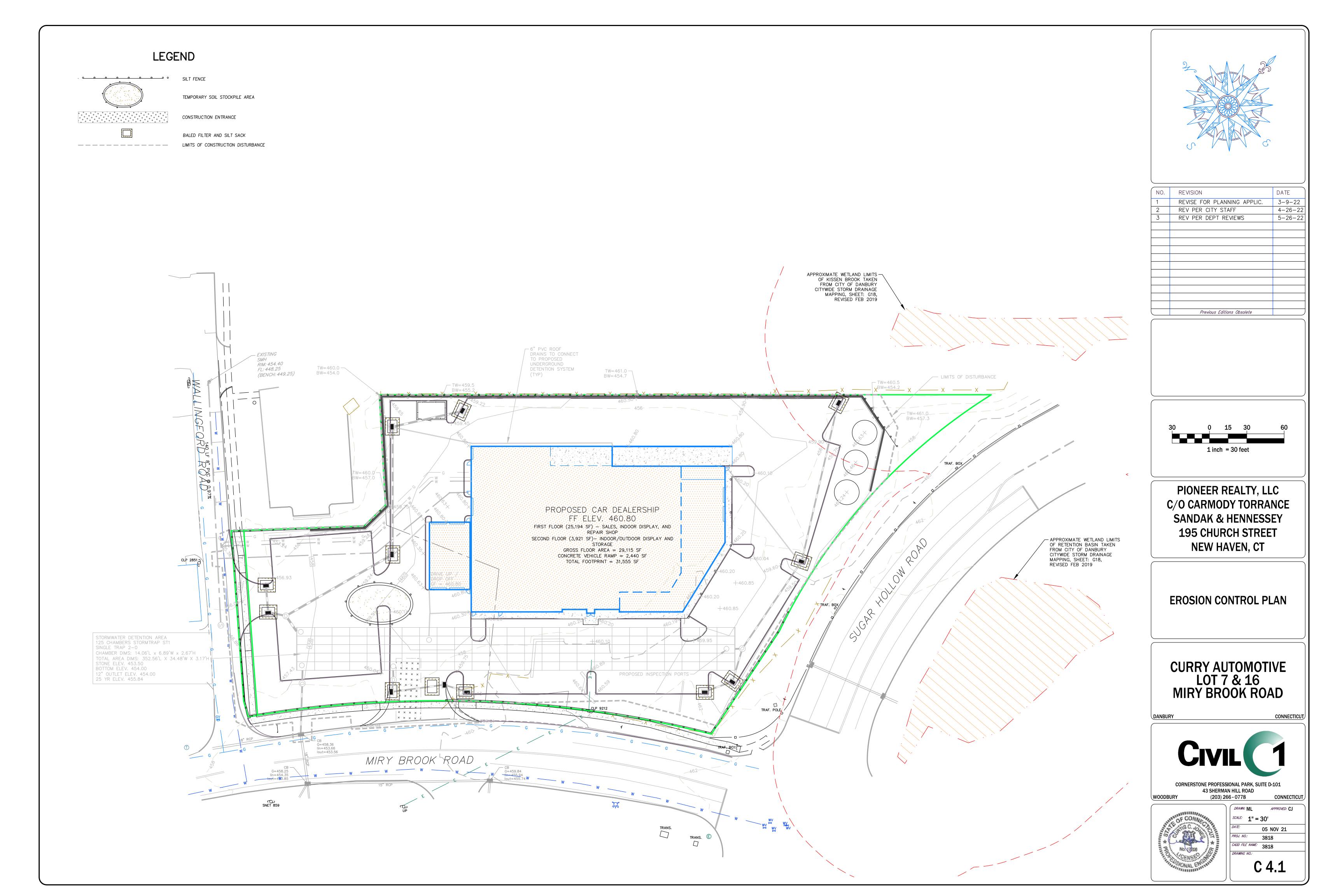
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
DODBURY (203) 266 - 0778 CON

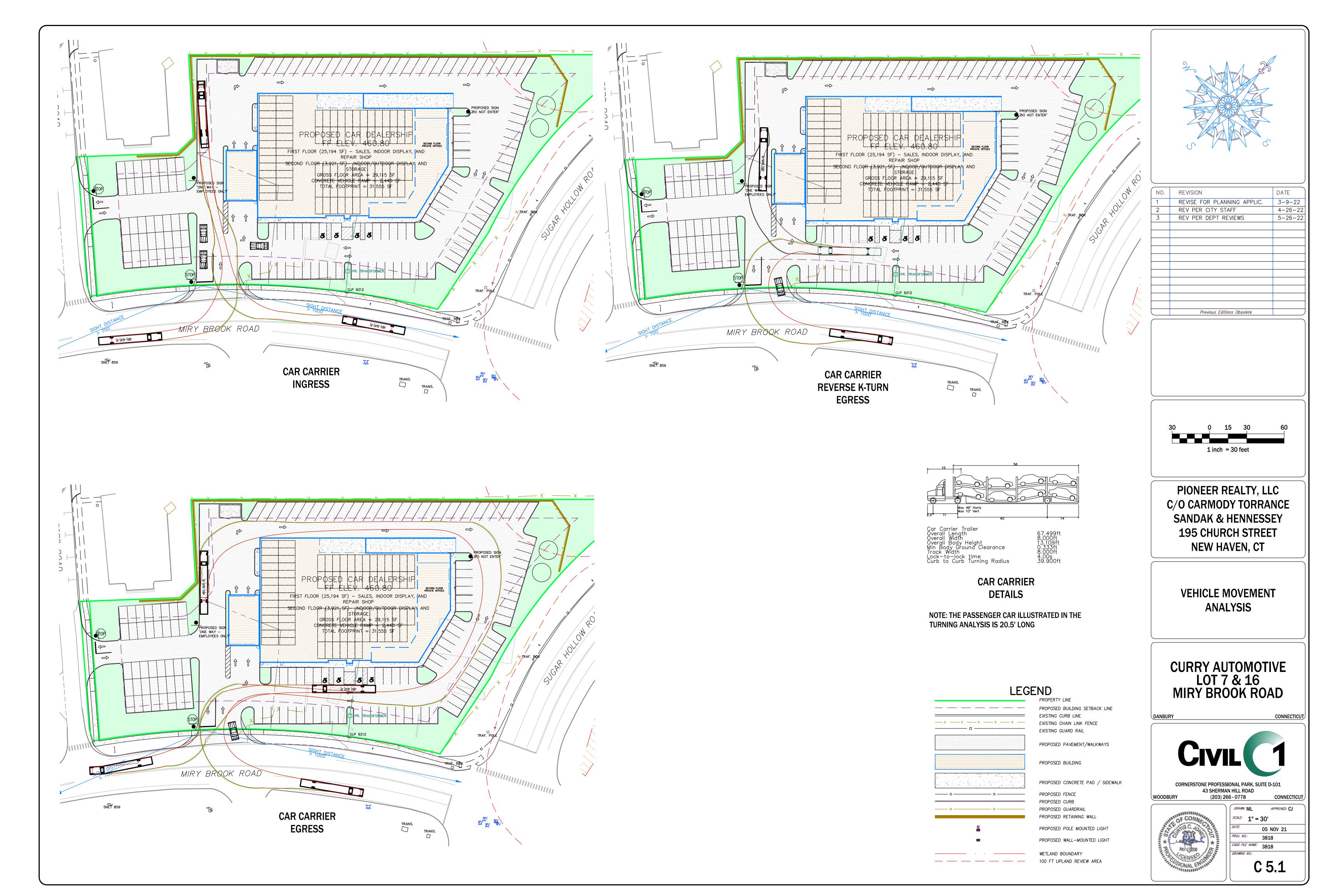


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	<i>SCALE:</i> 1" =	30'	
	DATE:	05 NOV 21	
	PROJ. NO.:	3818	
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	DRAWING NO.:		
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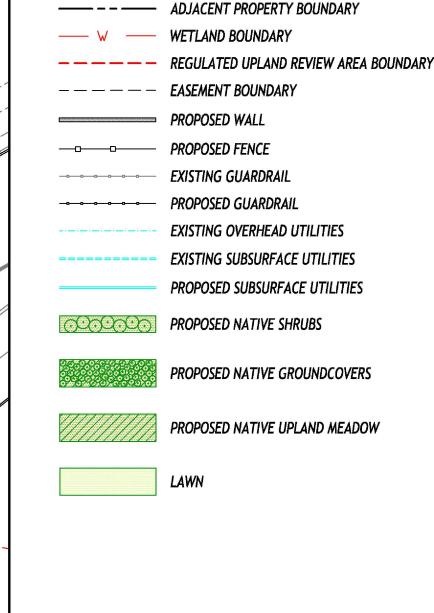
CONNECTICUT











LEGEND

———458——— **EXISTING CONTOUR**

PROPOSED CONTOUR

———— PROPERTY BOUNDARY

PLANT LIST

SYM. QTY.

PROPOS	SED NATI	VE SHRUBS/GROUNDCOVERS			
AM	40	ARONIA MELANOCARPA 'MORTON'	MORTON BLACK CHOKEBERRY	3 GAL.	CONTAINER
IG	86	ILEX GLABRA 'DENSA'	DENSA INKBERRY	3 GAL.	CONTAINER
JC	72	JUNIPERUS COMMUNIS 'BLUEBERRY DELIGHT'	BLUEBERRY DELIGHT JUNIPER	3 GAL.	CONTAINER
PV	450	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	2 QUART	CONTAINER
PF	48	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA	3 GAL.	CONTAINER

COMMON NAME

SIZE

SCIENTIFIC NAME

TOTAL: 696 PROPOSED NATIVE MEADOW (SEED MIX)

"NEW ENGLAND SHOWY WILDFLOWER MIX" AS PRODUCED BY NEW ENGLAND WETLAND PLANTS (WWW.NEWP.COM). APPLIED AT A RATE OF 1LB/1,900 SQUARE FEET.

PLANTING NOTES

- 1. PROPOSED TREE AND SHRUB LOCATIONS TO BE ADJUSTED IN FIELD AS NEEDED BASED ON FIELD CONDITIONS.
- 2. PLANT SPACING FOR HERBACEOUS MATERIAL TO BE 24" O.C. 3. BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES.
- 4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN; NO COLLECTED MATERIALS SHALL BE ACCEPTED, UNLESS SPECIFICALLY INDICATED.
- 5. PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS. 6. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS UPON DELIVERY TO THE

PROJECT. SELECTION BY THE LANDSCAPE ARCHITECT DOES NOT WAIVE THE RIGHT OF REJECTION.

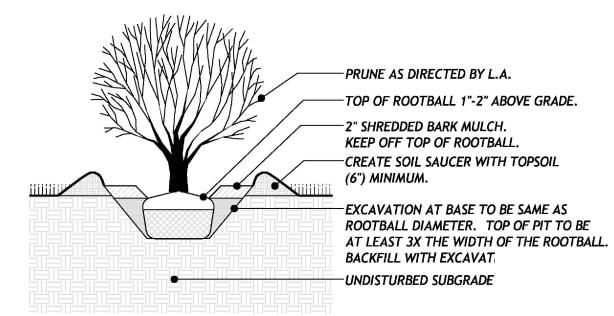
- 7. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST OR AS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING GROUP. ALL COSTS SHALL BE BORN BY THE LANDSCAPE CONTRACTOR EXCEPT FOR REPLACEMENTS RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM OR ACTS OF NEGLECT ON THE PART OF OTHERS, PHYSICAL DAMAGE, BY ANIMALS, VEHICLES, FIRE, ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.
- 8. ALL PLANT MATERIAL SHOULD BE PLACED, OR LOCATION STAKED, ON THE SITE AS SHOWN ON THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A MINIMUM OF 48 HOURS IN ADVANCE.
- 9. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE SYNTHETIC 'BURLAP' AND SYNTHETIC TWINES AND ROPES. REMOVE TOP 1/3 OF METAL BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN POSITIONED IN THE PLANTING PIT. PROVIDE SUPPORT AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.

GENERAL NOTES

- 1. UNLESS NOTED OTHERWISE, EXISTING AND ALL OTHER PROPOSED CONDITIONS INFORMATION TAKEN FROM A DRAWING PREPARED BY CIVIL1.
- 2. PROPOSED PLANTING INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.

SHRUB PLANTING DETAIL

NOT TO SCALE



PLANTING PLAN

CURRY AUTOMOTIVE LLC

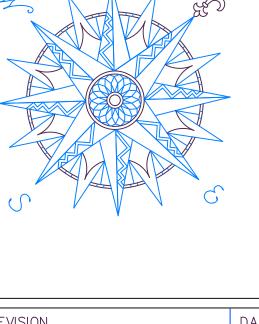
LOT 7 & 16 - MIRY BROOK ROAD DANBURY, CONNECTICUT

DATE: 3/8/21 - 1 5/26/22 - 2

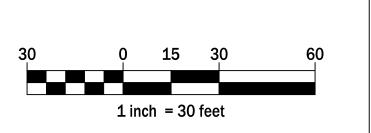








10.	REVISION	DATE
	REVISE FOR PLANNING APPLIC.	3-9-22
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PIONEER REALTY, LLC C/O CARMODY TORRANCE **SANDAK & HENNESSEY** 195 CHURCH STREET **NEW HAVEN, CT**

LANDSCAPE PLAN

CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

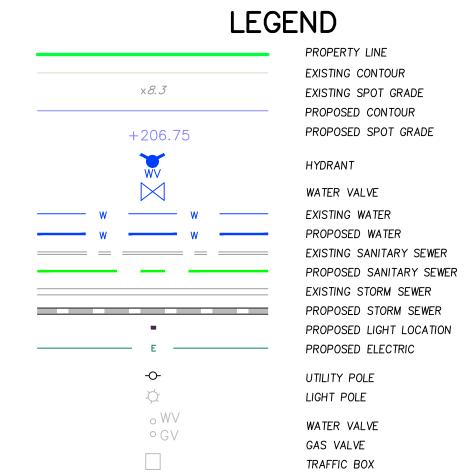
CONNECTICU

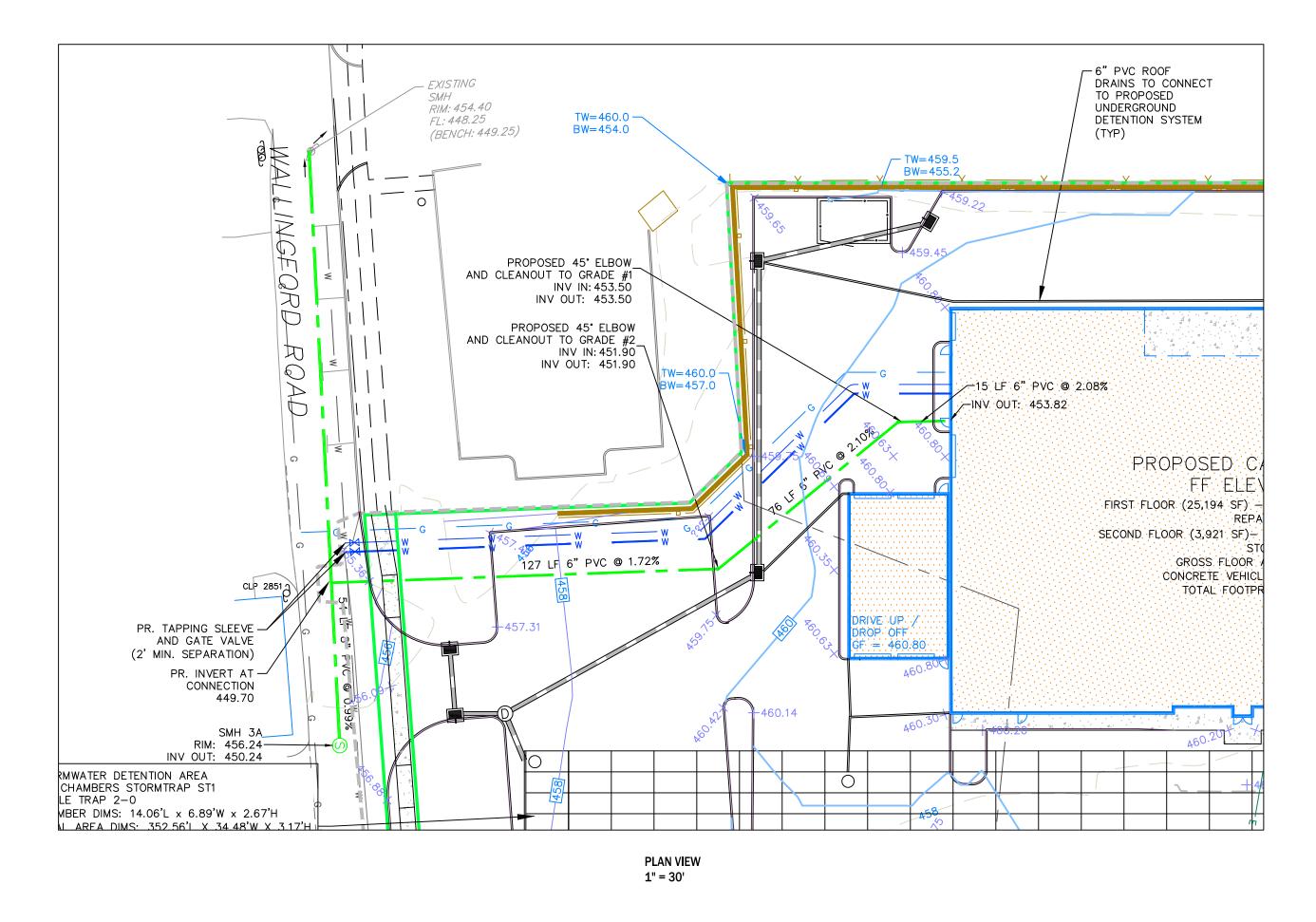
CORNERSTONE PROFESSIONAL PARK, SUITE D-101 43 SHERMAN HILL ROAD WOODBURY (203) 266 - 0778

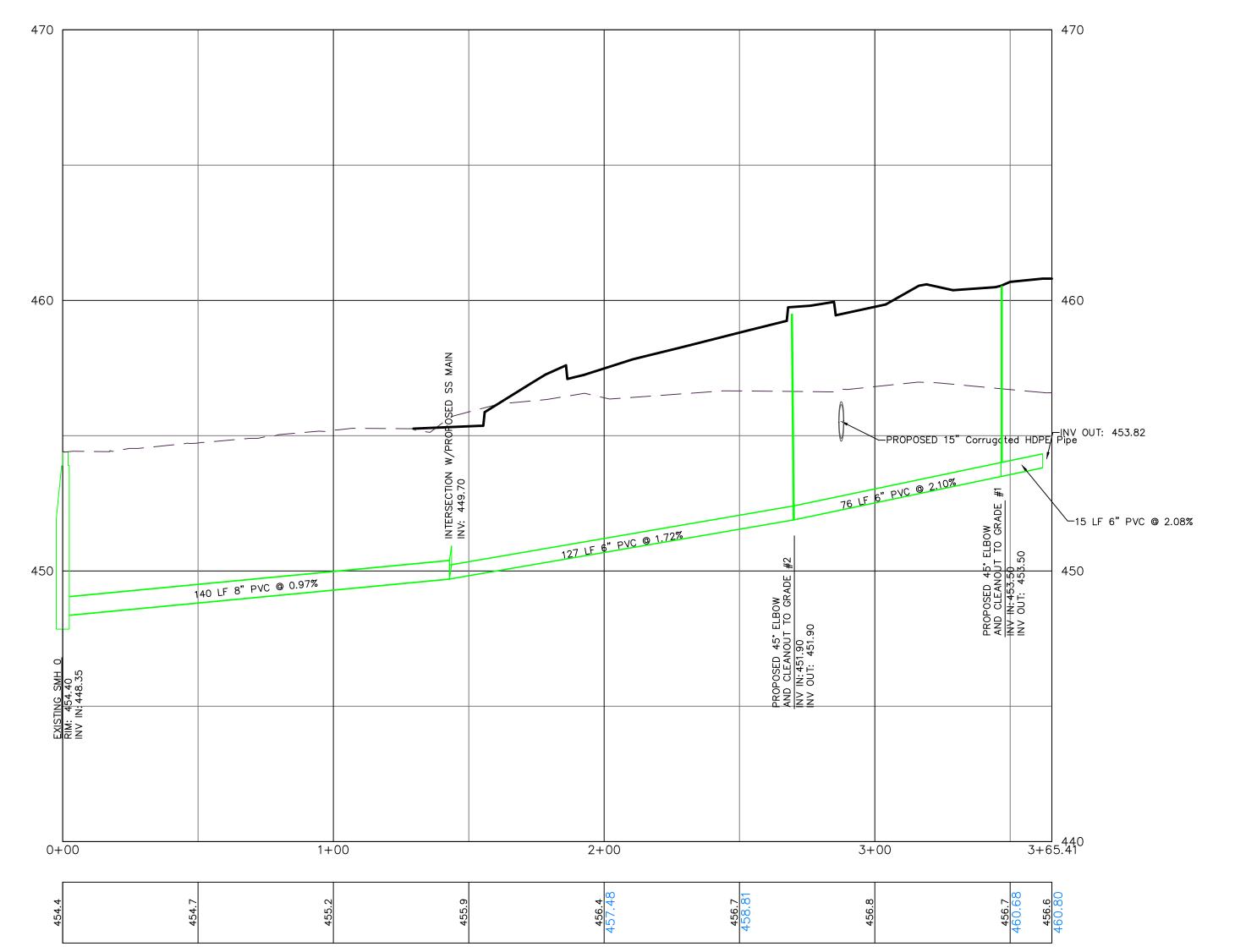
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> DRAWING NO.: C 5.2

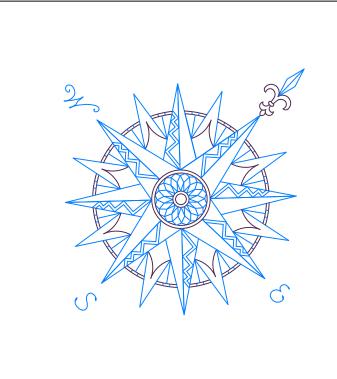
WILLIAM KENNY ASSOCIATES LANDSCAPE ARCHITECTURE = ECOLOGICAL SERVICES 1899 Bronson Road Fairfield CT 06824 203 366 0588 www.wkassociates.net







PROPOSED SANITARY SEWER MAIN AND LATERAL PROFILE



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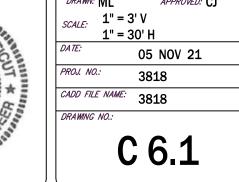
PIONEER REALTY, LLC C/O CARMODY TORRANCE SANDAK & HENNESSEY 195 CHURCH STREET NEW HAVEN, CT

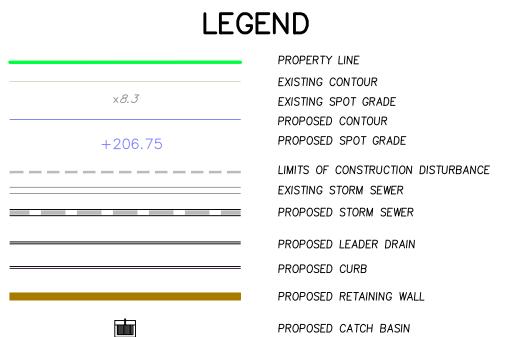
SANITARY SEWER PROFILES

CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

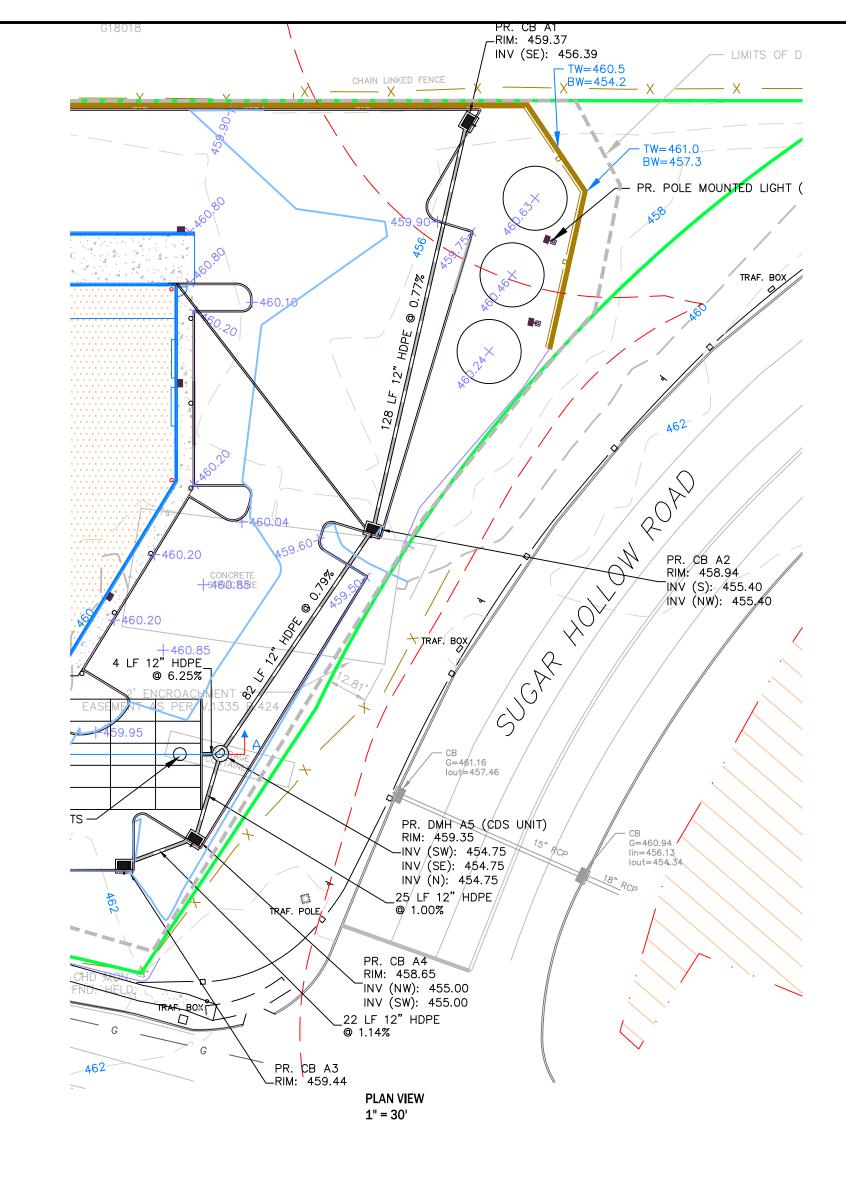
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTION

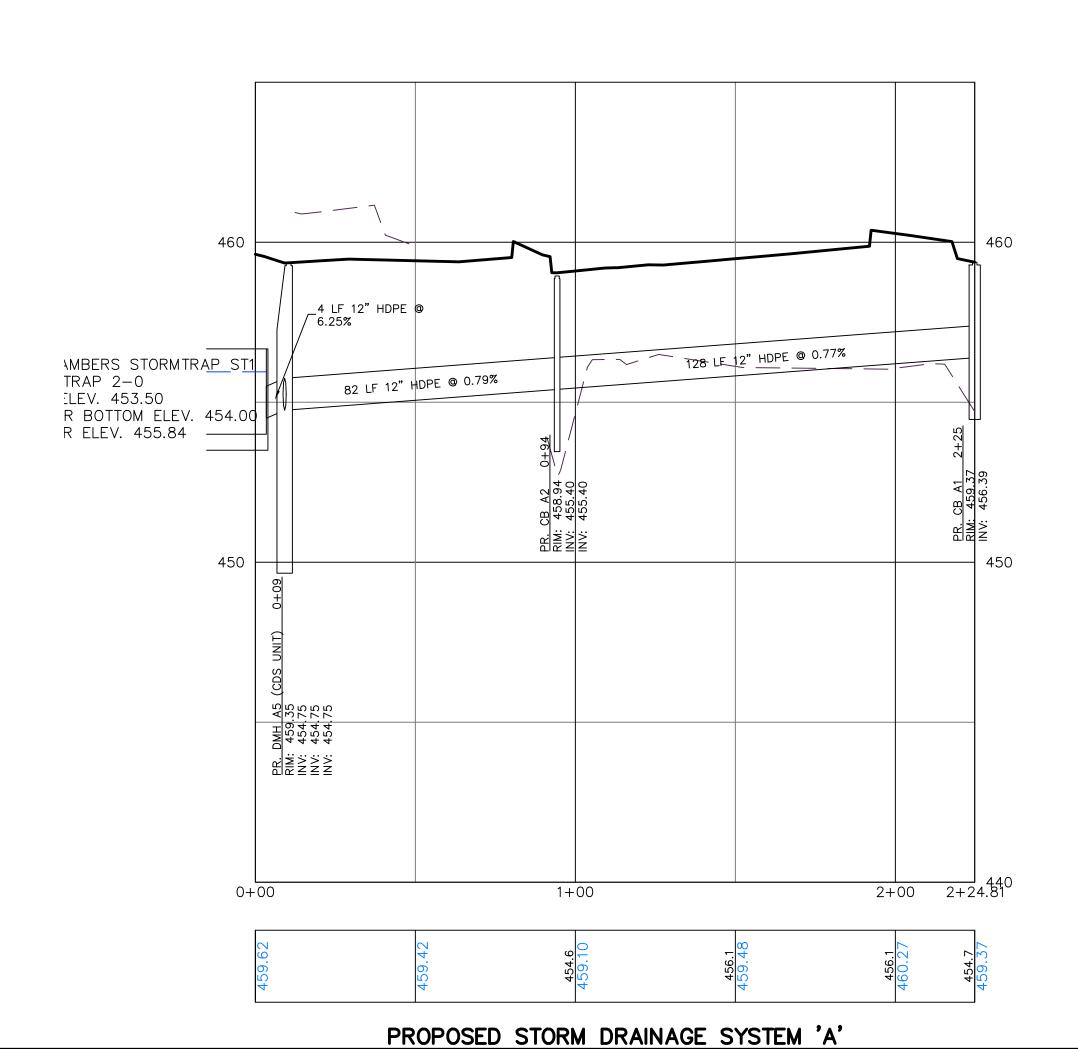


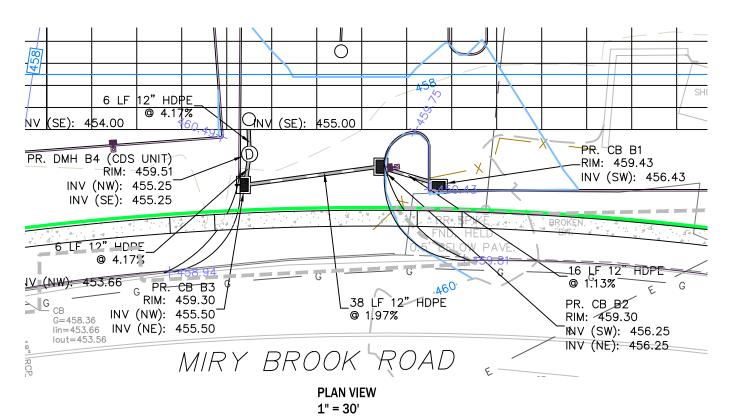


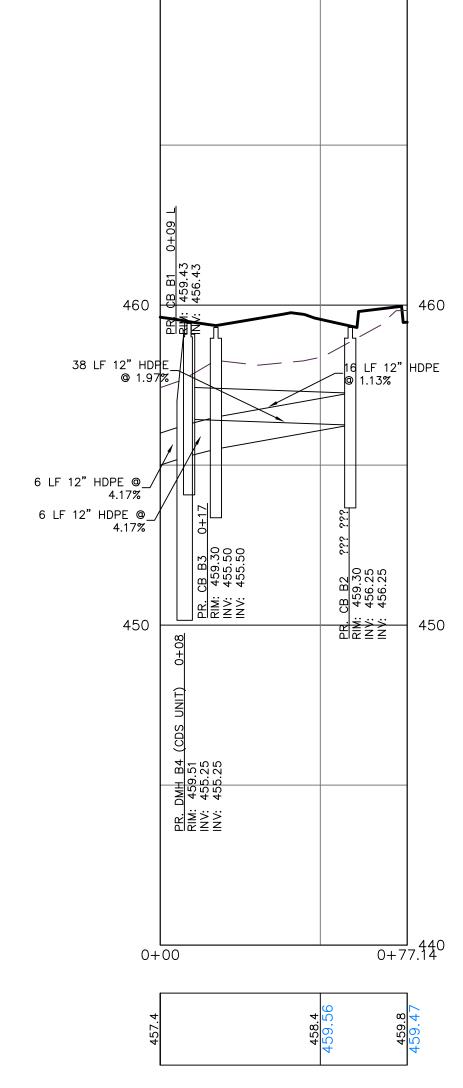


PROPOSED STORM DRAINAGE MANHOLE

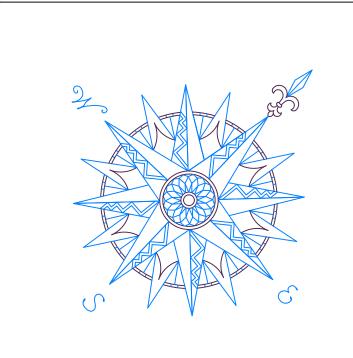




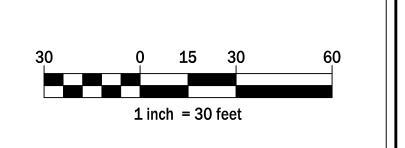




PROPOSED STORM DRAINAGE SYSTEM 'B' PR CB B1 TO STORMTRAP



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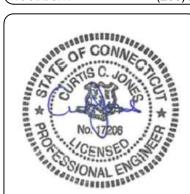


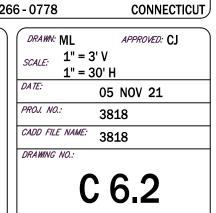
PIONEER REALTY, LLC C/O CARMODY TORRANCE SANDAK & HENNESSEY 195 CHURCH STREET NEW HAVEN, CT

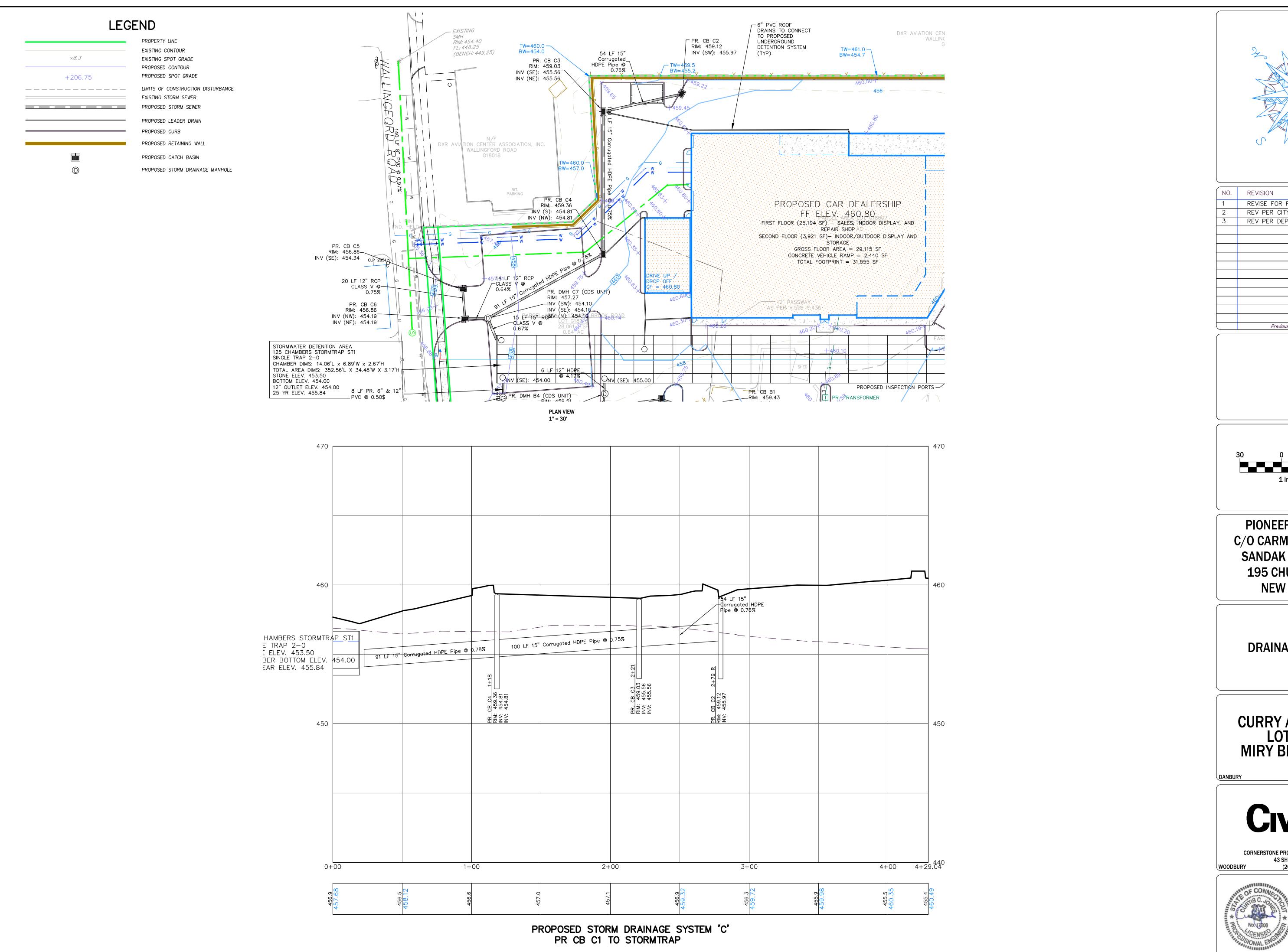
DRAINAGE PROFILES

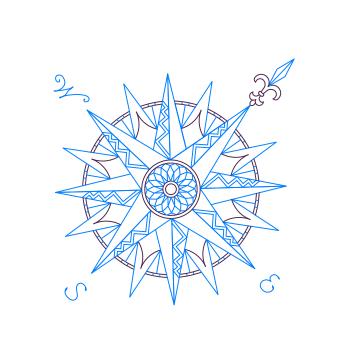
CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT









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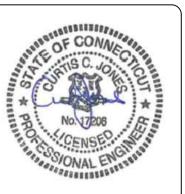


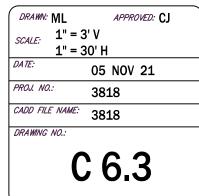
PIONEER REALTY, LLC C/O CARMODY TORRANCE **SANDAK & HENNESSEY** 195 CHURCH STREET **NEW HAVEN, CT**

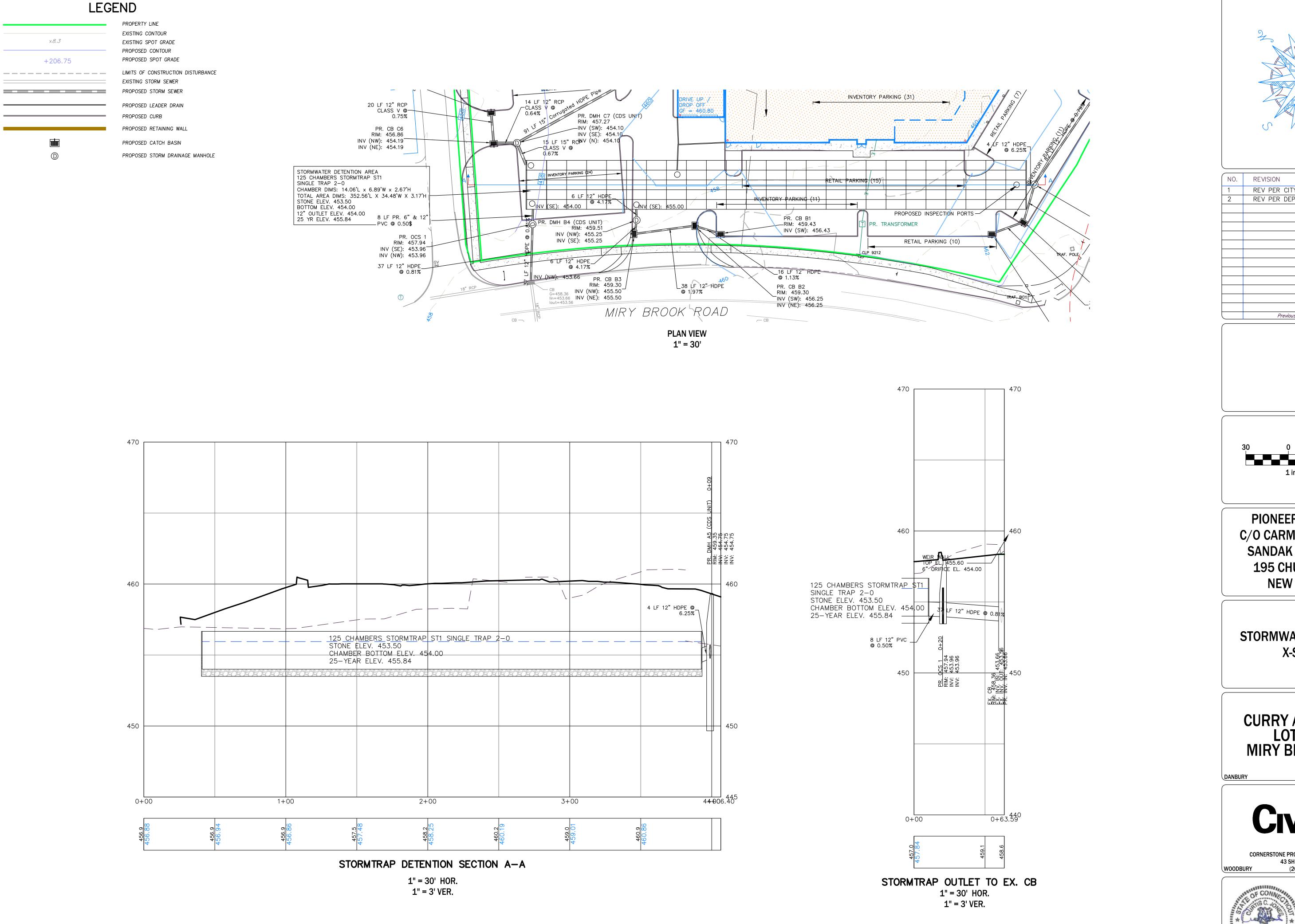
DRAINAGE PROFILES

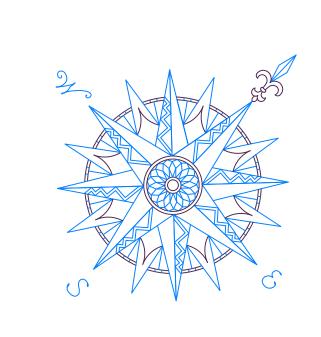
CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

CORNERSTONE PROFESSIONAL PARK, SUITE D-101 43 SHERMAN HILL ROAD (203) 266 - 0778

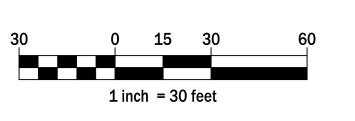








NO.	REVISION	DATE
1	REV PER CITY STAFF	4-26-22
2	REV PER DEPT REVIEWS	5-26-22
	Previous Editions Obsolete	

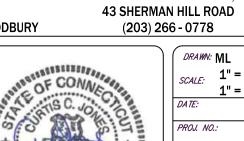


PIONEER REALTY, LLC C/O CARMODY TORRANCE **SANDAK & HENNESSEY** 195 CHURCH STREET NEW HAVEN, CT

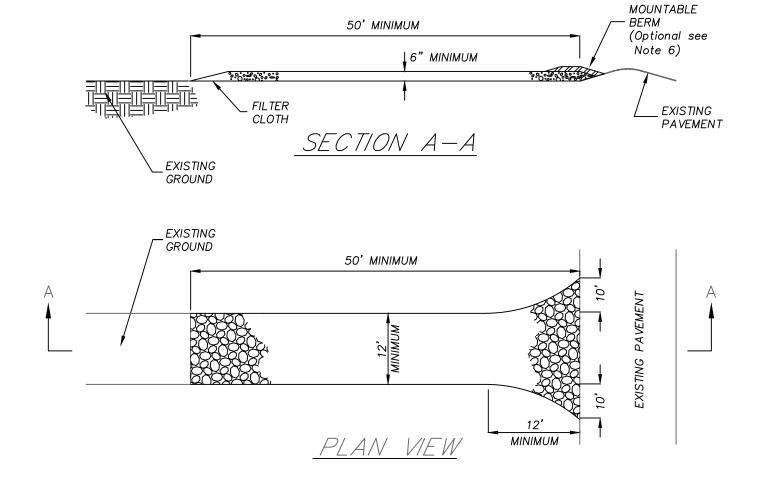
STORMWATER DETENTION X-SECTION

CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

CORNERSTONE PROFESSIONAL PARK, SUITE D-101

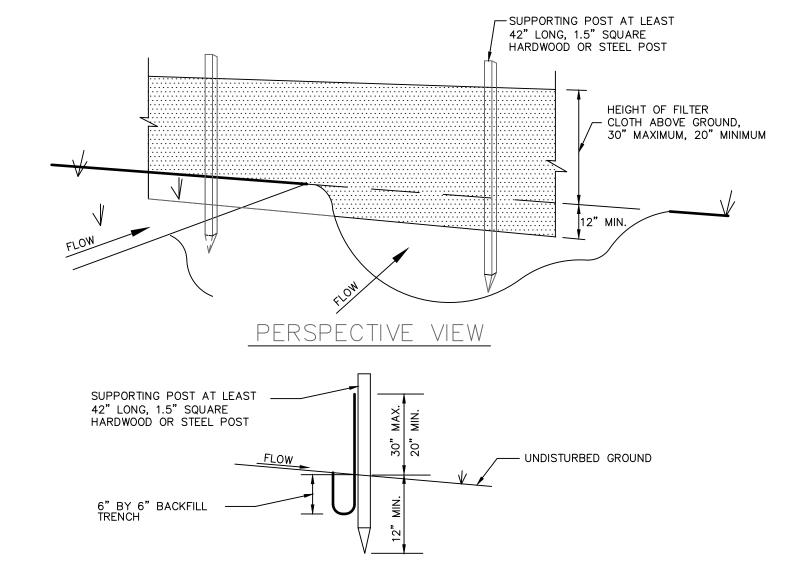






- 1. STONE SIZE USE 1" 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- 2. LENGTH AS REQUIRED, BUT NOT LESS THAN 50 FEET. 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 4. WIDTH 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
- 5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION
- ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. 7. MAINTENANCE — THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT
- TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED
- 8. WASHING WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS—OF—WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING
- 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED



CONSTRUCTION NOTES FOR SILT FENCE

1. EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SIDE OF THE

2. DRIVE SUPPORT POSTS ON THE DOWN SLOPE SIDE OF THE TRENCH TO A DEPTH OF AT LEAST 12 INCHES INTO ORIGINAL GROUND.

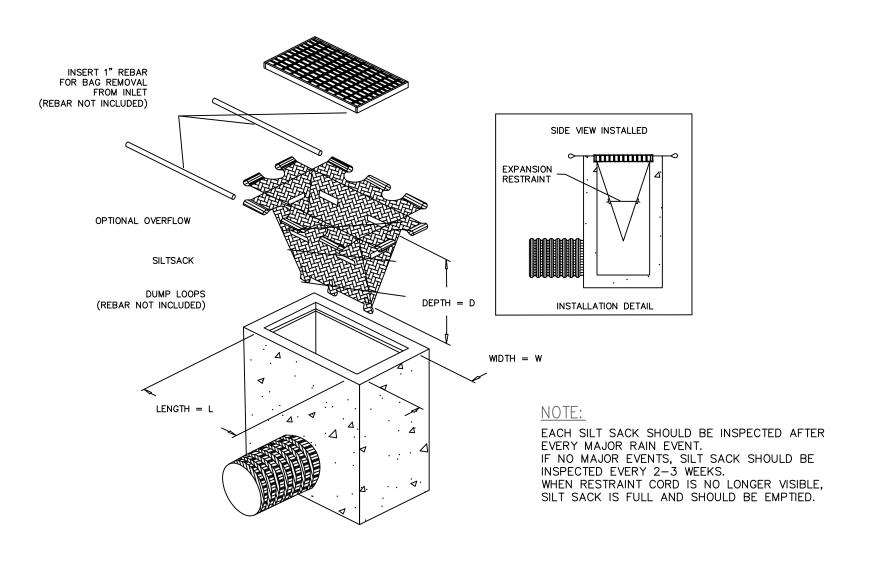
3. STAPLE OR SECURE THE GEOTEXTILE TO THE SUPPORT POSTS PER MANUFACTURER'S INSTRUCTIONS SUCH THAT AT LEAST 6 INCHES OF GEOTEXTILE LIES WITHIN THE TRENCH.

4. BACKFILL THE TRENCH WITH TAMPED SOIL OR AGGREGATE OVER THE GEOTEXTILE.

POSTS: 1.5" SQUARE HARDWOOD OR STEEL

FILTER CLOTH: MIRAFI 100X, ENVIROFENCE OR APPROVED EQUAL

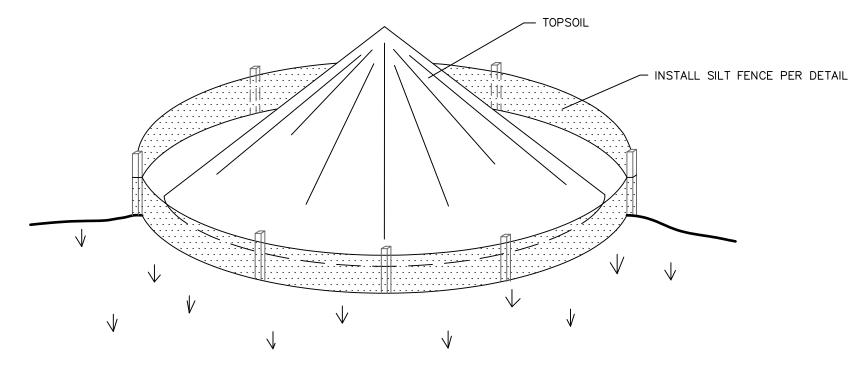
SILT FENCE DETAIL



SILT SACK DETAIL

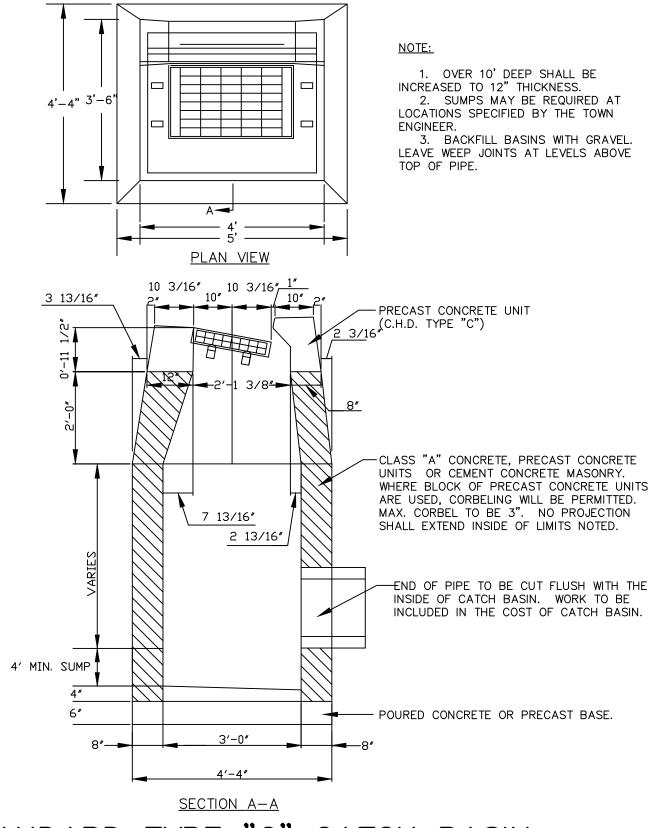
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CONSTRUCTION ENTRANCE

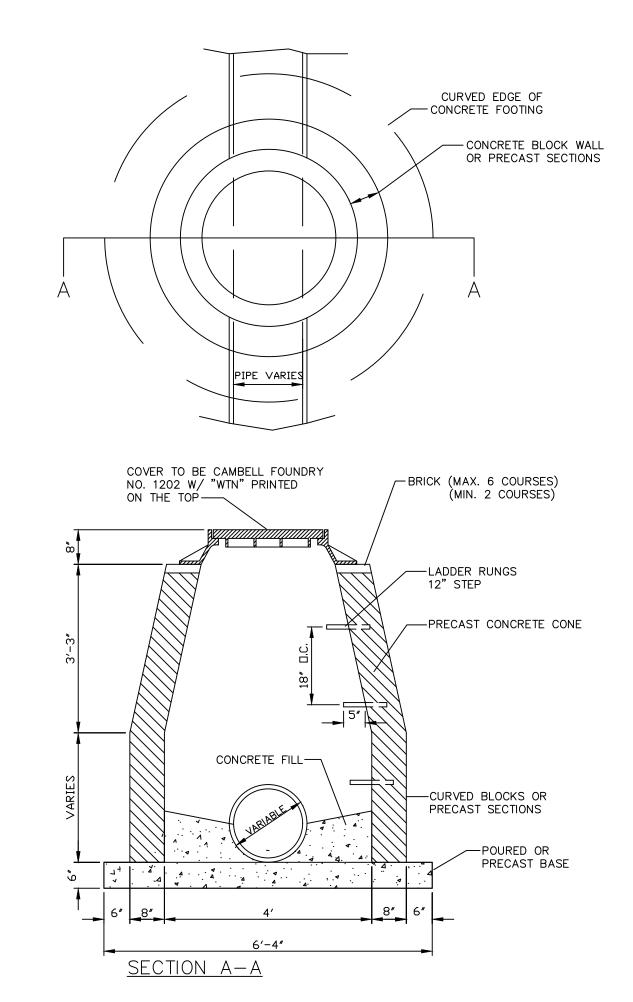


- STOCKPILE MANAGEMENT PER 2002 CT GUIDELINES FOR E & S CONTROL:
- 1. LOCATE STOCKPILE SO THAT NATURAL DRAINAGE IS NOT OBSTRUCTED. 2. DIVERT RUNOFF WATER AWAY FROM OR AROUND THE STOCKPILE.
- 3. INSTALL A GEOTEXTILE SILT FENCE OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM PROPOSED TOE OF THE SLOPE.
- 4. THE SIDE SLOPES OF STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1. 5. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
- 6. AFTER STOCKPILE HAS BEEN REMOVED, THE SITE SHOULD BE GRADED AND PERMANENTLY STABILIZED.

TEMPORARY TOPSOIL STOCKPILE

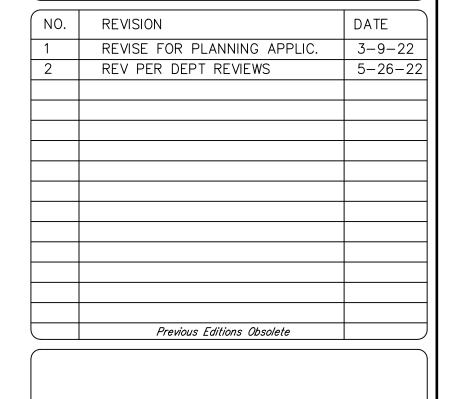


STANDARD TYPE "C" CATCH BASIN



DRAINAGE MANHOLE

WITHOUT SUMP

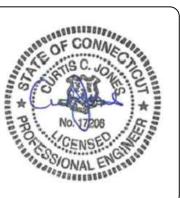


PIONEER REALTY, LLC C/O CARMODY TORRANCE **SANDAK & HENNESSEY** 195 CHURCH STREET **NEW HAVEN, CT**

DETAILS

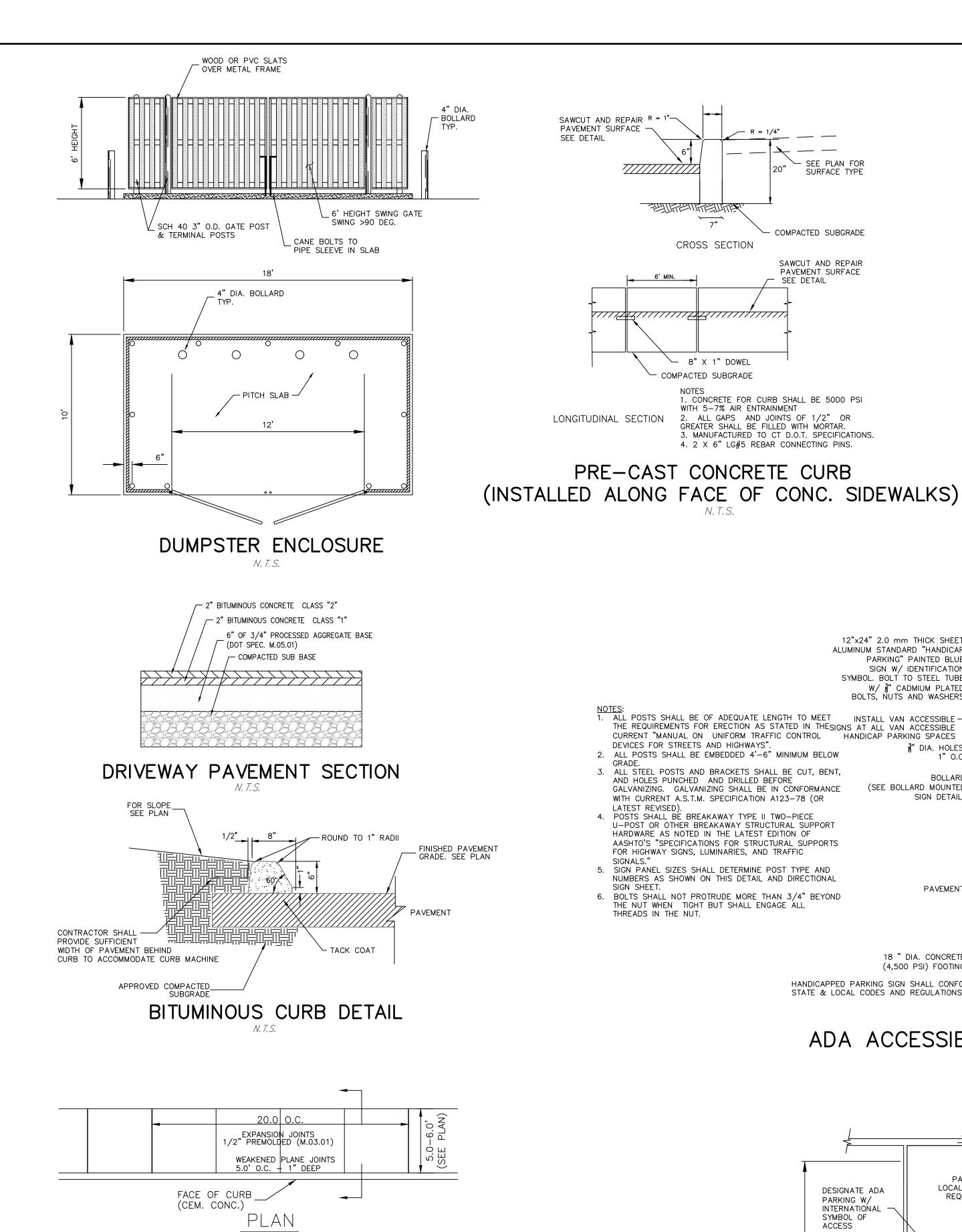
CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

CORNERSTONE PROFESSIONAL PARK, SUITE D-101 43 SHERMAN HILL ROAD WOODBURY (203) 266 - 0778 CONNECTICUT



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CONNECTICU



5.0 - 6.0' SEE PLAN

SIDEWALK

→ 1/4"/FT

SECTION A-A

ON SITE SIDEWALK DETAIL

N.T.S.

#6 MESH WIRE REINFORCING

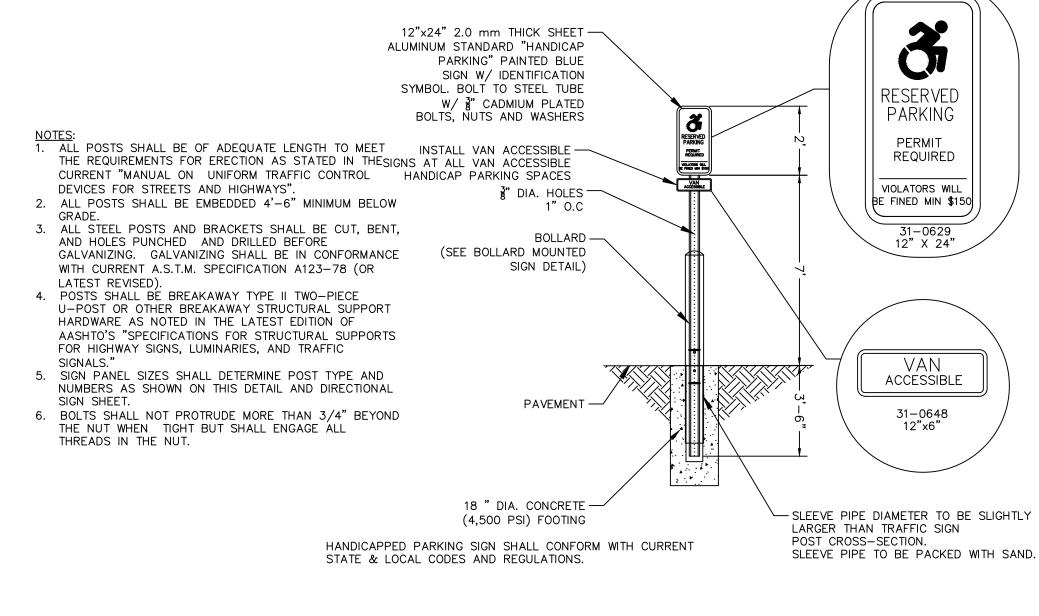
8" COMPACTED GRAVEL

FILL (DOT M.02.01)

─5" — 3,000 PSI CONCRETE

PAVEMENT SURFACE

SEE DETAIL



SURFACE TYPE

COMPACTED SUBGRADE

SAWCUT AND REPAIR PAVEMENT SURFACE

SEE DETAIL

1. CONCRETE FOR CURB SHALL BE 5000 PSI WITH 5-7% AIR ENTRAINMENT

2. ALL GAPS AND JOINTS OF 1/2" OR GREATER SHALL BE FILLED WITH MORTAR. 3. MANUFACTURED TO CT D.O.T. SPECIFICATIONS. 4. 2 X 6" LG#5 REBAR CONNECTING PINS.

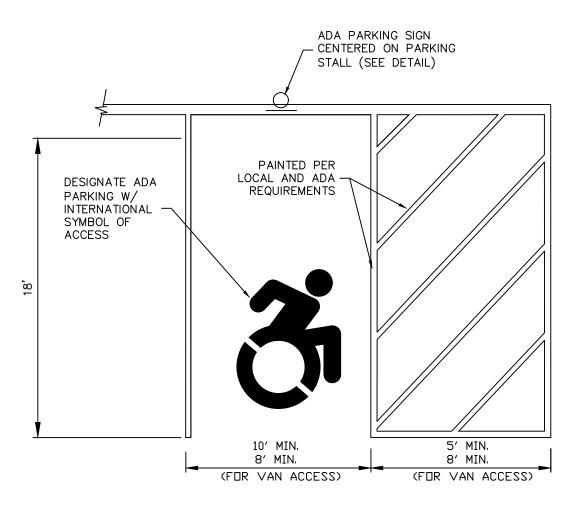
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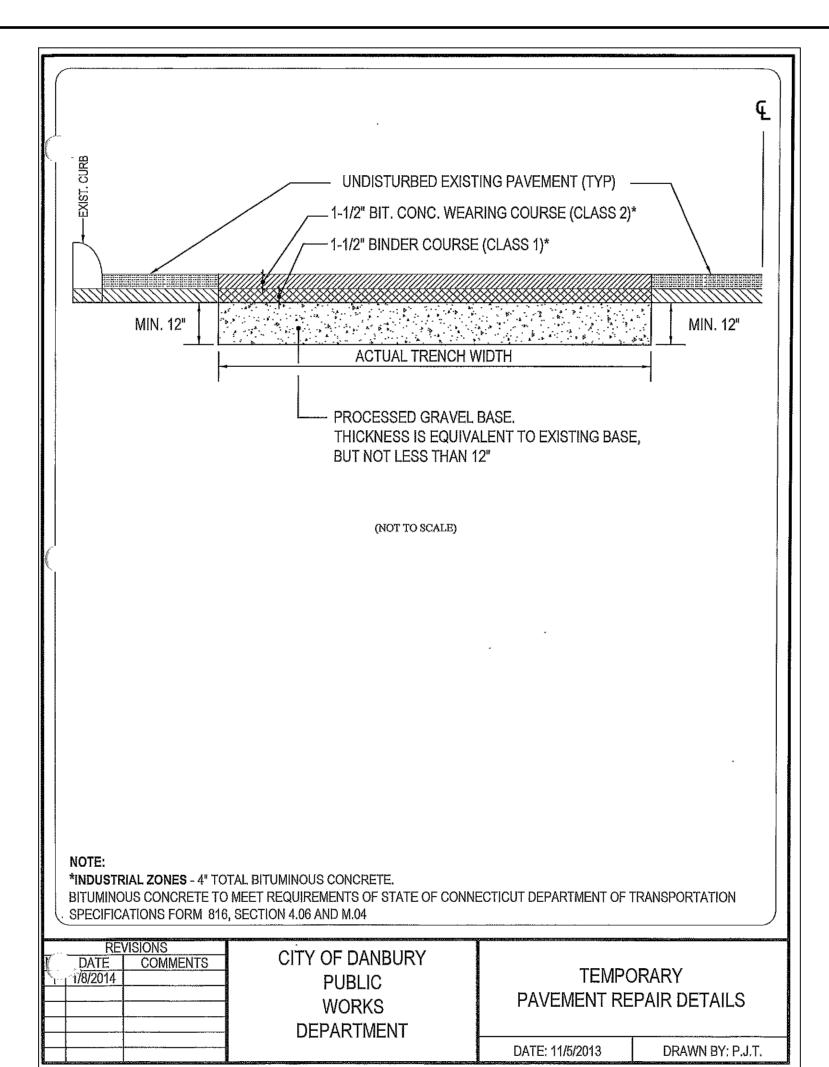
COMPACTED SUBGRADE

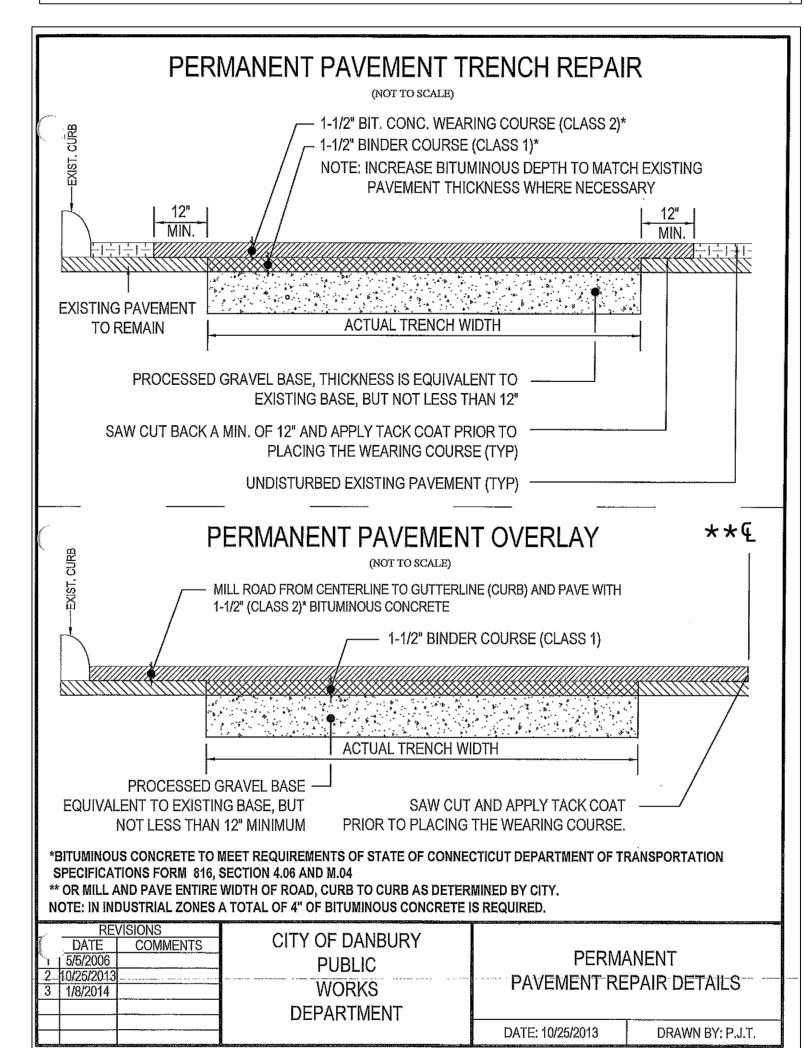
PRE-CAST CONCRETE CURB

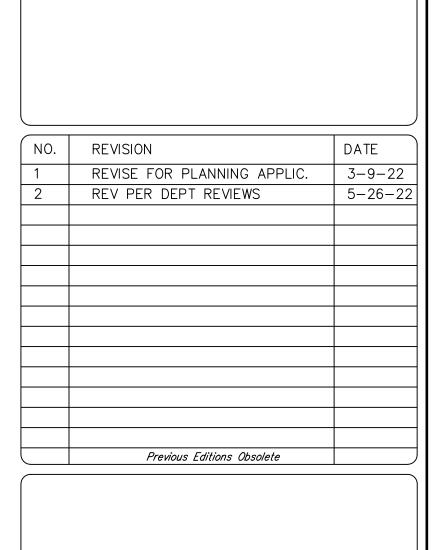
ADA ACCESSIBLE PARKING SIGN



ACCESSIBLE PARKING STALL STRIPING







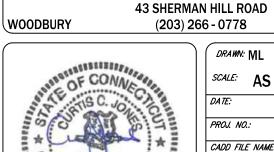
PIONEER REALTY, LLC C/O CARMODY TORRANCE **SANDAK & HENNESSEY** 195 CHURCH STREET **NEW HAVEN, CT**

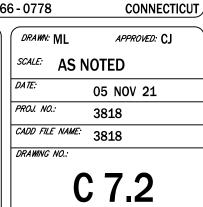
DETAILS

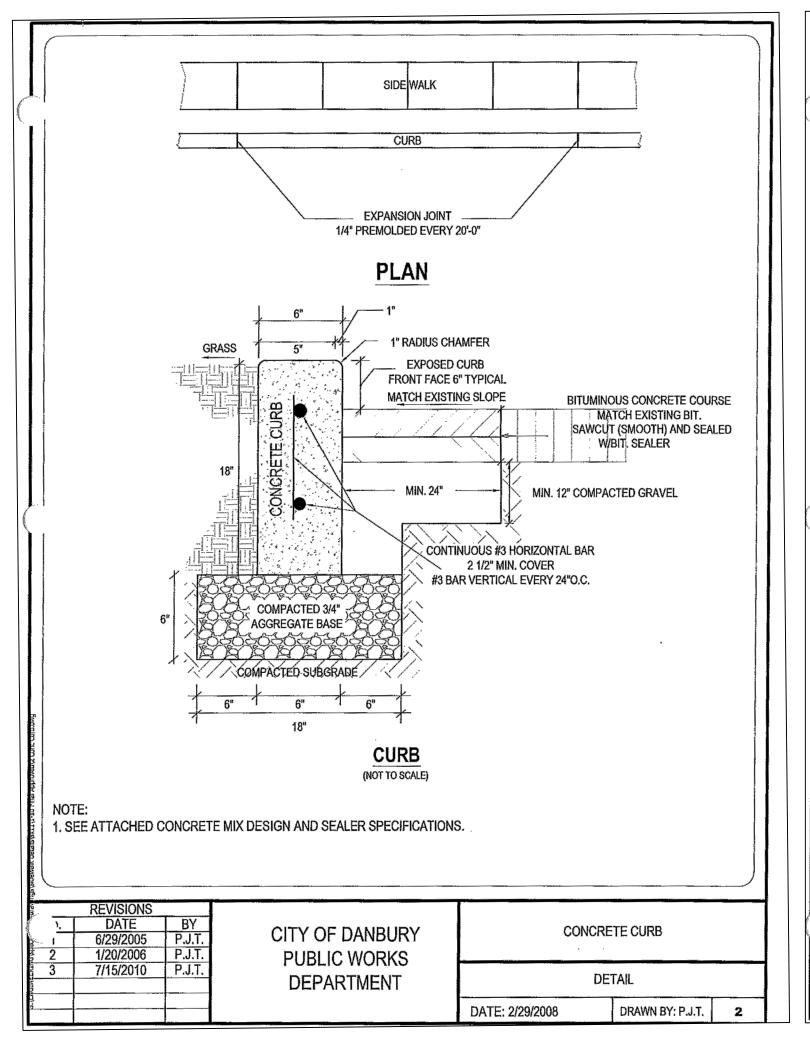
CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

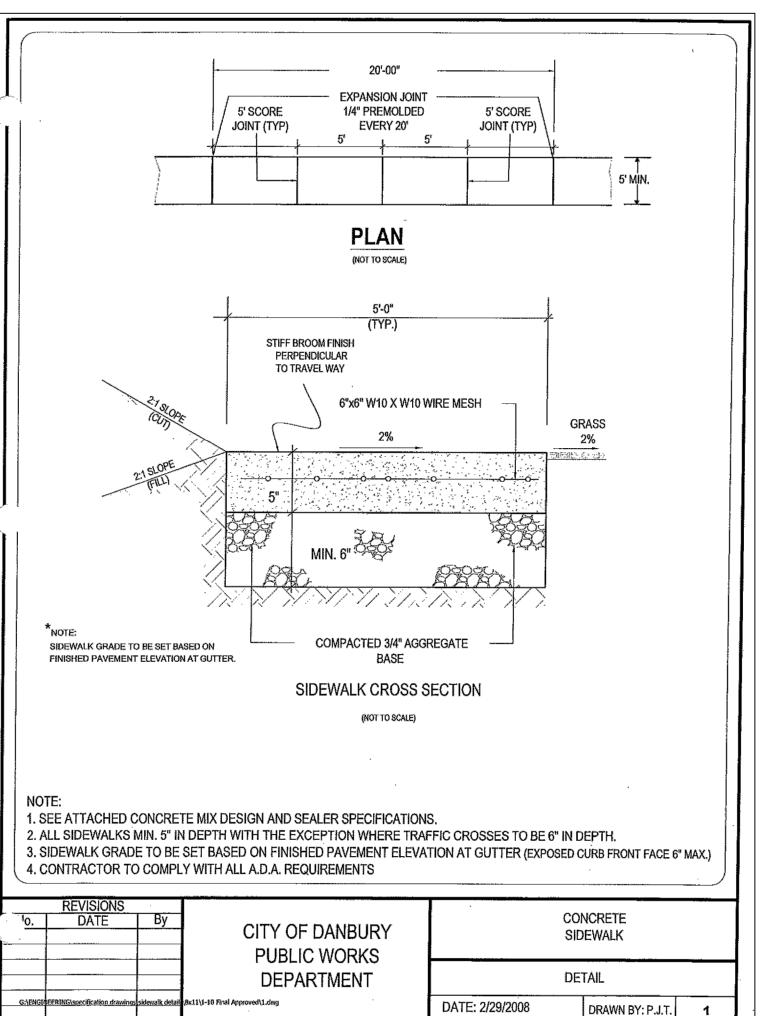
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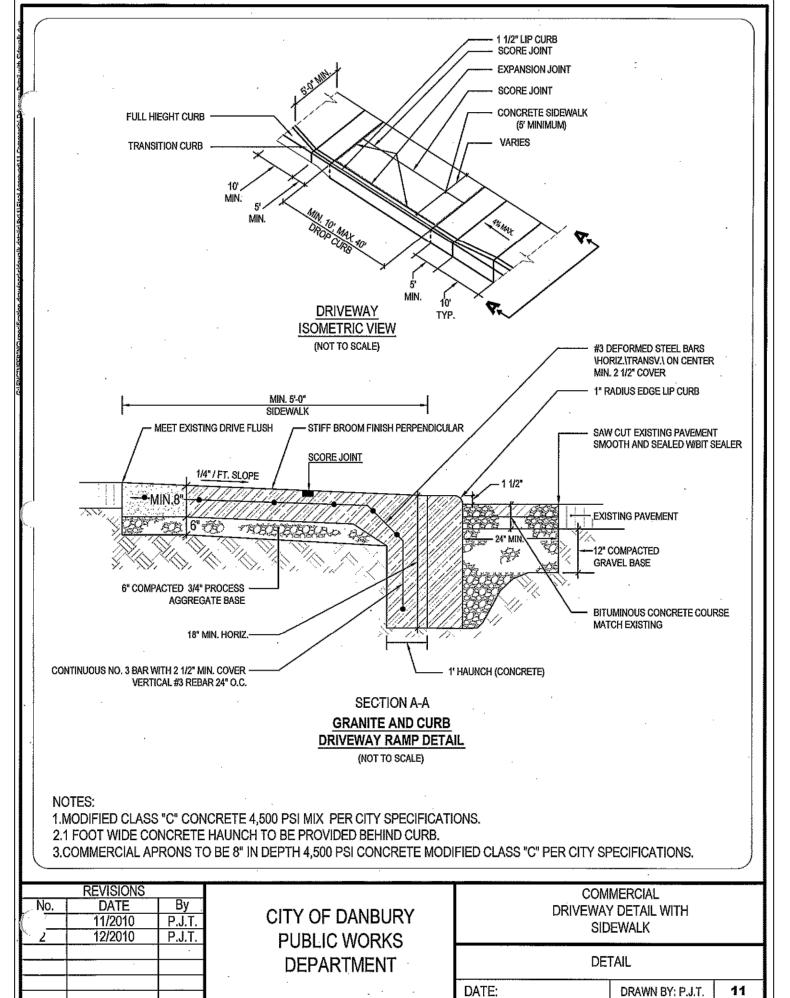
CORNERSTONE PROFESSIONAL PARK, SUITE D-101

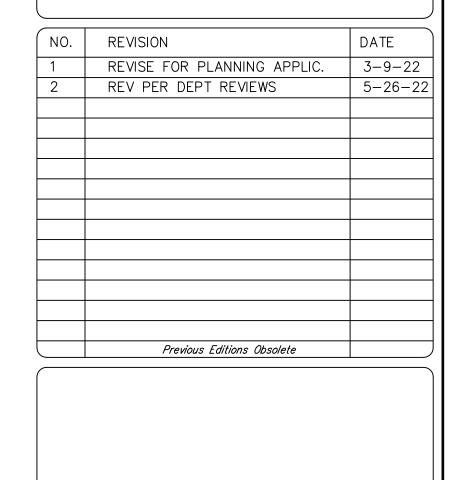


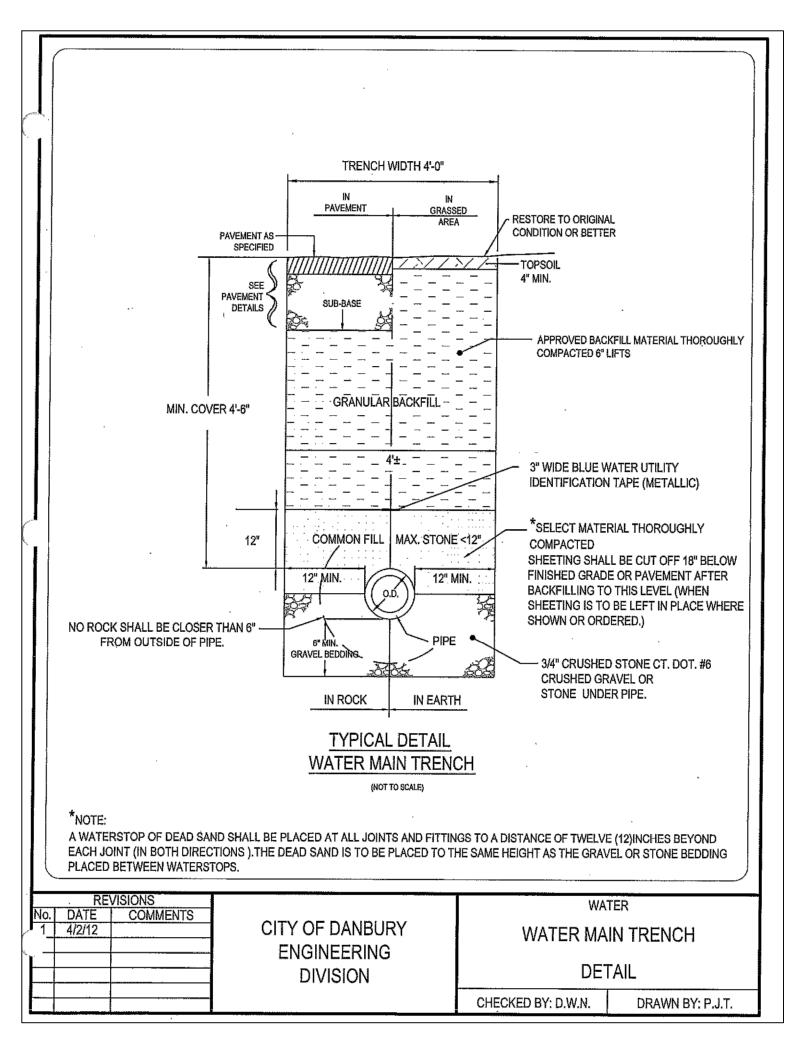


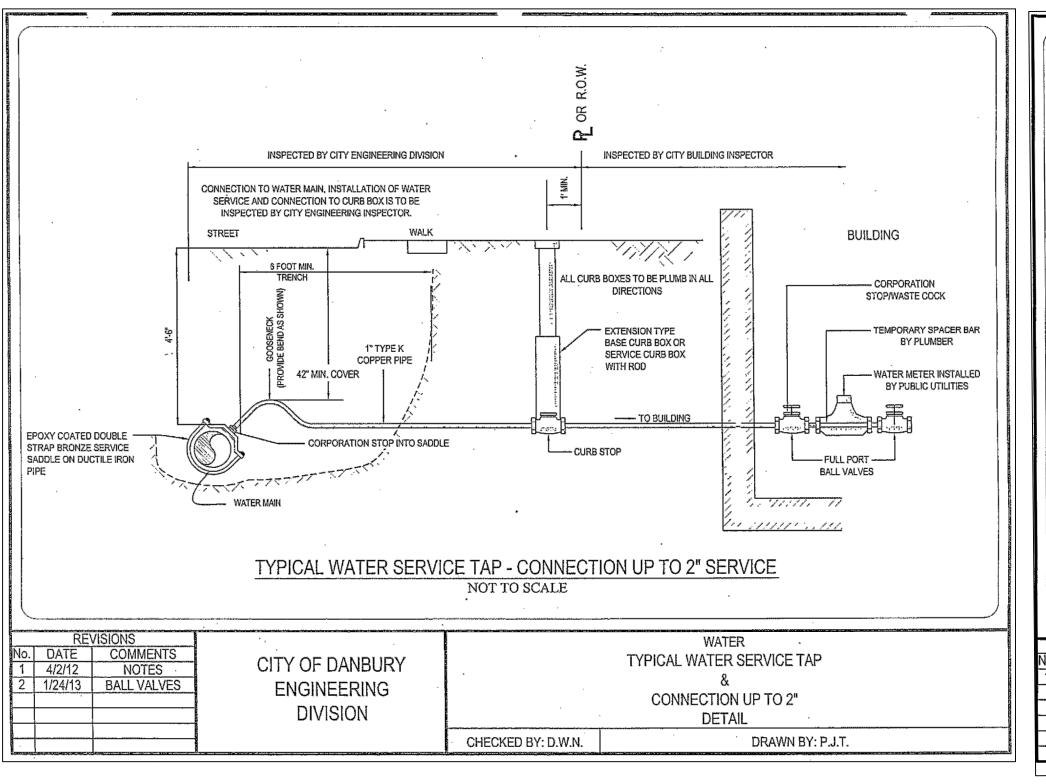


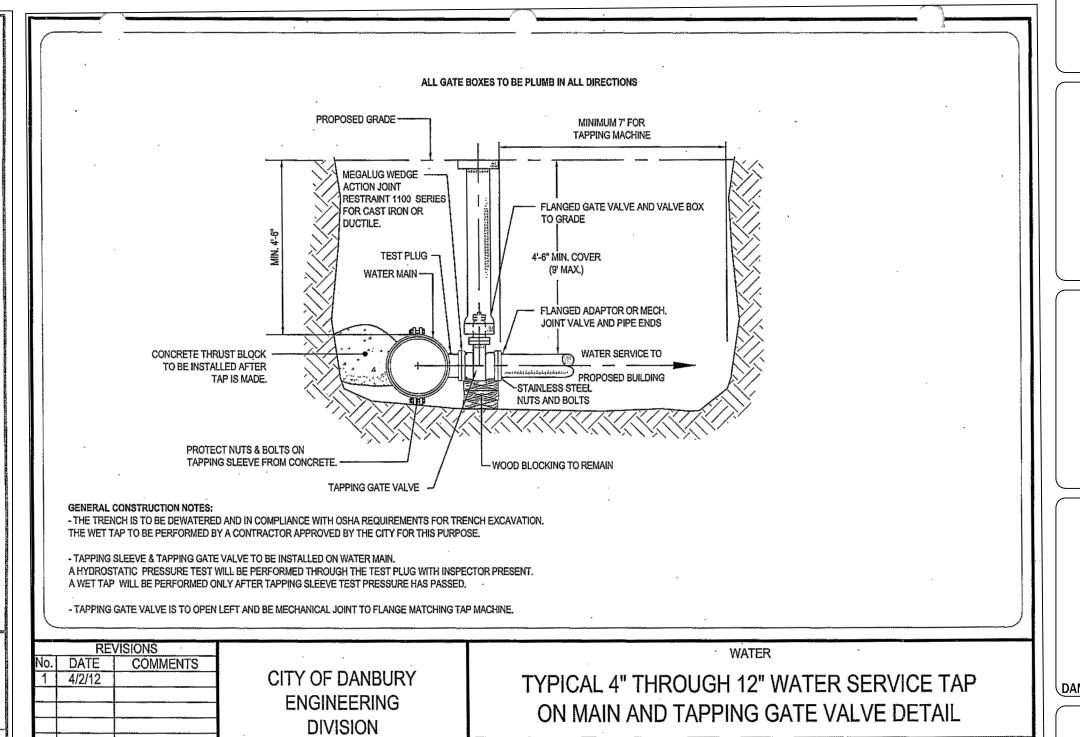












CHECKED BY: D.W.N.

DRAWN BY: P.J.T.

PIONEER REALTY, LLC C/O CARMODY TORRANCE SANDAK & HENNESSEY 195 CHURCH STREET NEW HAVEN, CT

DETAILS

CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

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CORNERSTONE PROFESSIONAL PARK, SUITE D 43 SHERMAN HILL ROAD BURY (203) 266 - 0778

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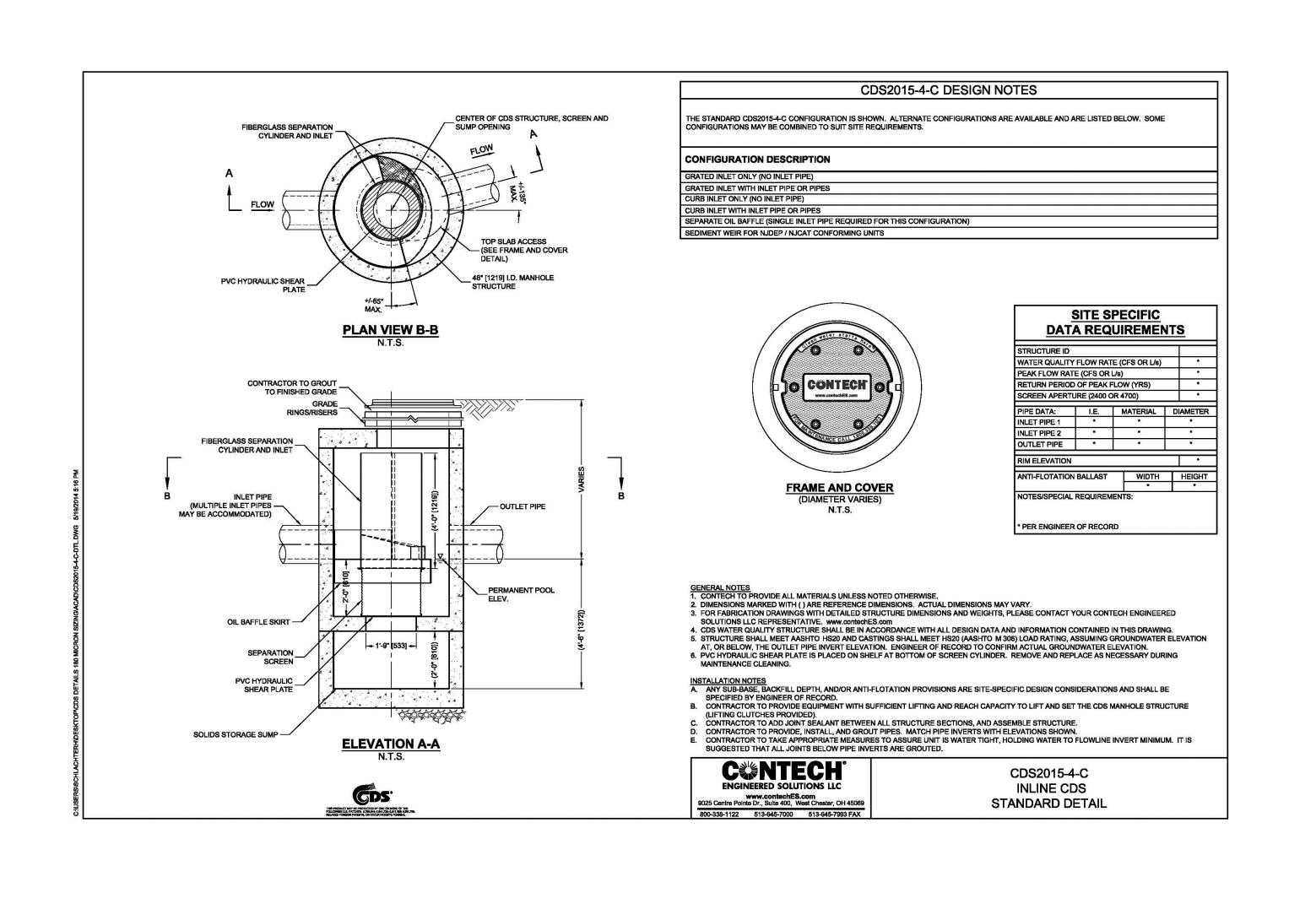
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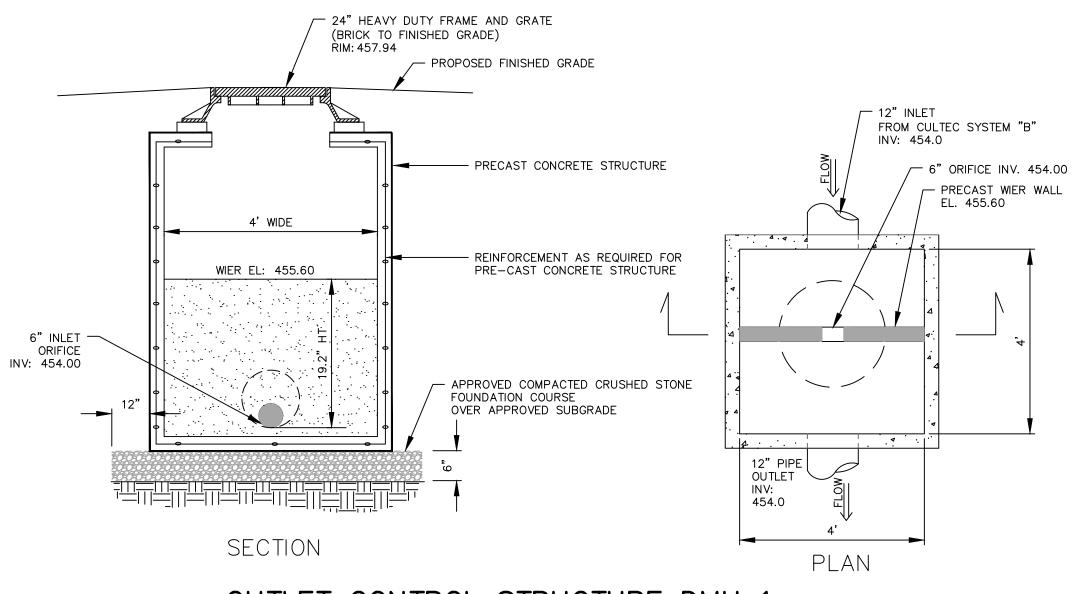
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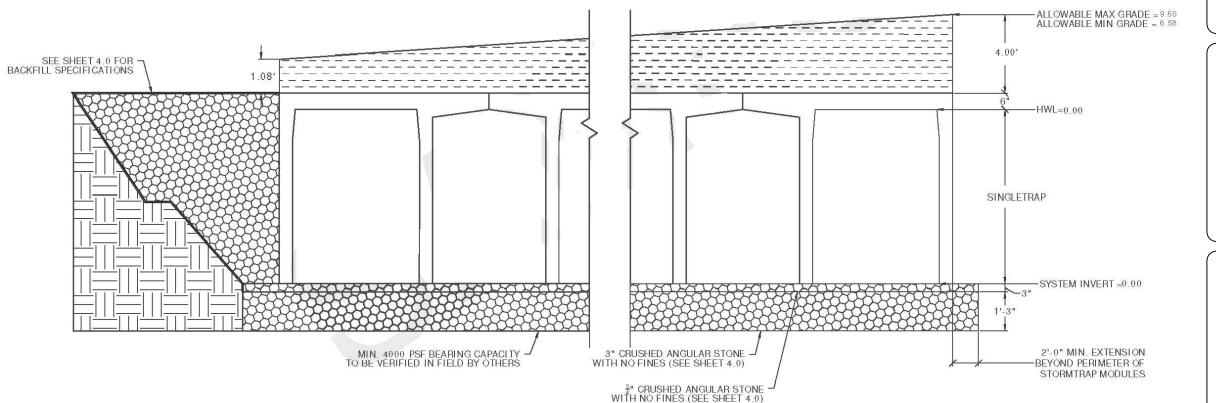


OUTLET CONTROL STRUCTURE DMH 1

STORMTRAP SYSTEM INFORMATION WATER STORAGE REQ'D: 10000 CUBIC FEET WATER STORAGE PROV: 12559.8 CUBIC FEET UNIT HEADROOM: 5'0" SINGLETRAP UNIT QUANTITY: 27 TOTAL PIECES

STORMTRAP STRUCTURAL DESIGN CRITERIA

- 1. STORMTRAP MODULES SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
- 2. COVER RANGE: MIN. 1.08' MAX. 4.00' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
- 3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.



SINGLETRAP

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/ PROCEDURES

- 1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGG REGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MATERIAL SHALL BE CLEAN, CRUSHED, ANGULAR No. 5 (AASHTO M43) AGGREGATE. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION
- 2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
- 3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED AT A MINIMUM OF 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER. IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. IN SOME CASES, IN ORDER TO ACHIEVE REQUIRED COMPACTION HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING.

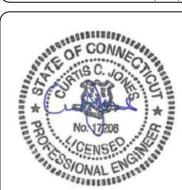
OR EQUAL (SEE NOTE 1)

CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD



APPROVED: CJ

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PIONEER REALTY, LLC

C/O CARMODY TORRANCE

SANDAK & HENNESSEY

195 CHURCH STREET

NEW HAVEN, CT

DETAILS

REV PER CITY STAFF

REV PER DEPT REVIEWS

DATE

3-9-22

4-26-22

5-26-22

DRAWN: ML SCALE: AS NOTED CADD FILE NAME: 3818

(SEE BACKFILL NOTE 1) BACKFILL DETAIL STEP DETAIL STORMTRAP SINGLETRAP INFILTRATION STORMWATER MANAGEMENT SYSTEM

APPLICABLE OSHA REQUIREMENTS

ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 3'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP, ALL OPENINGS MUST RETAIN AT LEAST 1'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED. 2. PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3-PFC OR

APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES, ALL ENSUING STEPS SHALL BE PLACED WITH A MAXIMUM DISTANCE OF 1'-4" BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.

- STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
- STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
- 5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS, STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
- 6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE INSPECTIONS. (PROVIDED BY OTHERS)

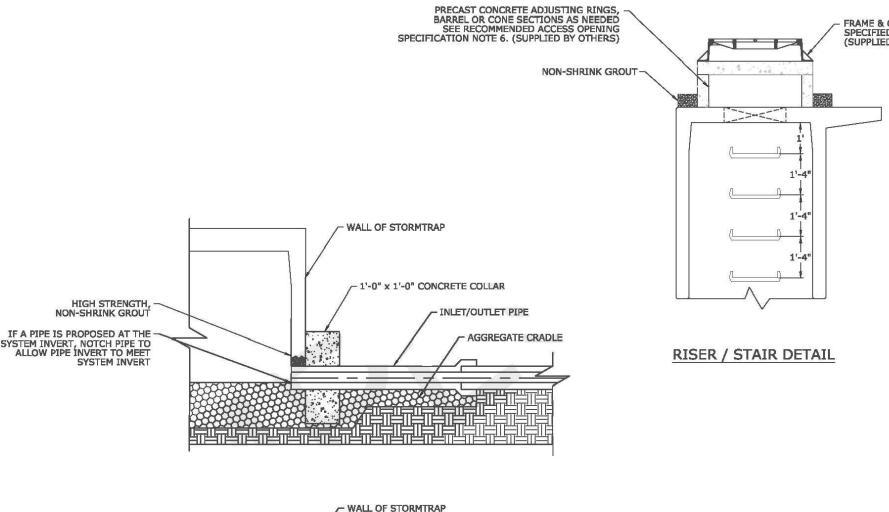
RECOMMENDED PIPE OPENING SPECIFICATION

- 1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS
- MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREFERRED OPENING SIZE IS Ø 36" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
- CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR, AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
- THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT

RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

- 1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
- 2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
- 3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS RECOMMENDED AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR.



WALL OF STORMTRAP 1'-0" x 1'-0" CONCRETE COLLAR - INLET/OUTLET PIPE HIGH STRENGTH, NON-SHRINK GROUT - AGGREGATE CRADLE OPSS 1351.08.02 BNQ ASTM C-478.95a ASTM D4-101.95b AASHTO M-199 10 1/2"---

PIPE CONNECTION DETAIL

ZONES ZONE DESCRIPTIONS **REMARKS** ZONE 1 A FOUNDATION AGGREGATE ZONE 1 B FOUNDATION AGGREGATE ZONE 2 BACKFILL FINAL COVER OVERTOP ZONE 3 GEOFABRIC/GEOTEXTILE-OR EQUAL (SEE NOTE 1)

ZONE CHART

STEPPED OR SERRATED AND-

GENERAL PRINCIPLES

The following general principles shall be maintained as effective means of minimizing erosion and sedimentation during the development process.

Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.

Grading and development plans shall preserve important natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.

Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan.

The undisturbed area and the duration of exposure shall be kept to a practical minimum.

Disturbed soils shall be stabilized as quickly as possible.

Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development when expected to be exposed in excess of 7 days.

The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during

Sediment in the runoff water shall be trapped until the disturbed areas are stabilized by the use of debris basins, sediment basins, silt traps or similar measures.

All lots, tracts or developments shall be final graded to provide proper drainage away from buildings and dispose of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding.

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical. Not more than 5 acres will be disturbed at any one time.

Catch basins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.

Haybale filters will be installed at all outlets and along the toe of slope of all critical cut and fill slopes.

All control measures will be maintained in effective condition throughout the construction period.

The responsibility for implementing the erosion and sediment control plan will rest with the developer of record. He acknowledges that he is responsible for informing all concerned of the requirements of the plan and for notifying the planning administration of any transfer of responsibility.

Additional control measures will be installed during construction if necessary or required.

Concentration of surface runoff shall be only permitted by piping and/or through drainage swales or natural watercourses. Excavation and Fills ——

Slopes created by cuts or fills shall not be steeper than 2:1 unless noted specifically on the plans and shall be restabilized by temporary or permanent measures, as required during the development process. Erosion control blankets will be used on slopes in the vicinity of wetlands regulated areas and on additional slopes as needed.

Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.

Cuts and fills shall not endanger adjoining property.

All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers each not exceeding twelve (12) inches in thickness and shall be compacted by a mechanical roller or other approved method after each layer is spread.

Fills shall not encroach on natural watercourses, constructed channels or regulated flood plain areas, unless permitted by license or permit from authority having jurisdiction.

Fills placed adjacent to natural watercourses, constructed channels or flood plains shall have suitable protection against erosion during periods of flooding.

Grading shall not be done in such a way as to divert water onto the property of another landowner without their express written consent.

During grading operations, necessary measures for dust control shall be exercised.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (2002) — State of Connecticut DEP Bulletin 34.

FILL MATERIAL & COMPACTION REQUIREMENTS

1. Fill material shall be free of brush, rubbish, large rocks, logs, stumps, building debris and other objectionable material that would interfere with, or prevent construction of, satisfactory fills, where embankments are to be constructed on slopes steeper than 3:1. Deeply scarify the existing slope or cut into steps before filling is begun.

2. Place and compact all fill in layers not exceeding 1 foot in thickness. No fill should be placed on surfaces of snow, ice or frozen or unstable surfaces. If fill placement is not completed within 1 day, then install temporary erosion and sediment controls such as a temporary fill berm to redirect runoff water away from the unstable slope until fill placement

3. No frozen material be incorporated into the fill envelope. Material shall be placed in horizontal layers in 12 inch loose lifts and each layer compacted. During construction, the surface of the material shall be sloped to drain. The material shall be free from lenses, pockets, streaks, or layers of material differing substantially in texture or gradation from the surrounding material.

4. The moisture content of the material shall be controlled to meet the necessary requirements of compaction. When necessary, moisture shall be added by the use of approved sprinkling equipment. Water shall be added uniformly and each layer shall be thoroughly disked or harrowed to provide proper mixing. Any layer found too wet for compaction shall be allowed to dry before rolling. Placing or rolling of materials will not be permitted during or immediately after rainfalls which increase the moisture content beyond the limit of satisfactory compaction.

5. The material shall be brought up uniformly and its top shall be kept graded and sloped so that a minimum of rain water will be retained thereon. Compacted material damaged by runoff shall be replaced immediately by the contractor.

6. Material shall be compacted to 95% of the standard proctor density at or near optimum moisture content and by the compaction equipment specified herein. The compaction equipment shall traverse the entire surface of each layer of material. Approved tamping rollers shall be used for compacting. The contractor shall demonstrate the effectiveness of the roller by actual soil compaction test results of the soil with laboratory work performed by an approved soil testing laboratory. Compaction tests shall include modified proctor and nuclear density tests made at the Engineer's discretion.

RESPONSIBILITY FOR THE PLAN

The responsibility for implementing and maintaining the Erosion and Sedimentation Control Plan rests with the OWNER, where any development of the parcel gives cause to erosion and sedimentation. The OWNER shall be held responsible for informing all concerned regarding responsibility of the plan.

The responsibility of all drainage, erosion and sedimentation control measures will therefore rest with the OWNER.

Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.

Maintenance of all drainage facilities and watercourses within any land development shall be the responsibility of the OWNER until they are accepted by the Town. All control measures will be maintained in effective condition throughout the construction period. Surface inlets shall be kept open and free of sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of at an approved location consistent with the plan.

It shall be the responsibility of any person, corporation or other entity engaging in any act on or near any stream, watercourse or swale or upon the flood plain or right-of-way thereof to maintain as nearly as possible in its present state that same stream, watercourse, swale, flood plain or right—of—way for the duration of the activity and to return it to its original or equal condition after such activity is completed.

Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the OWNER to their point of open discharge at the property line or at a communal watercourse within the property.

No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Town.

An adequate right—of—way and/or easement shall be provided for all drainage facilities and watercourses which are proposed either for acceptance by the Town or provided by other property owners for the convenience of the OWNER. SEEDING AND PLANTING REQUIREMENTS

Seedbed Preparation

Fine grade and rake surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface water diversions. Grade stabilization structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 2 tons/Ac. or 90 lbs/1000 SF unless otherwise required according to soil test results. Apply fertilizers with 10-10-10 at a rate of 300 lbs./Ac. or 7.5 lbs/1000 SF. At least 50% of the nitrogen shall be from organic sources. Work lime and fertilizer into soil uniformity to a depth of 4" with a whisk, springtooth harrow or other suitable equipment following the contour lines.

Seed Application

Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseeder is used. Lightly drag or roll the seeded surface to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Rye) can be applied between June 15 through August 15 as approved by the Engineer.

Immediately following seeding, mulch the seeded surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/Ac. except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Spread mulch by hand or mulch blower. Punch mulch into soil surface with track machine or disk harrow set straight up. Mulch material should be "tucked" approximately 2-3" into the soil surface. Chemical mulch binders or netting, in combination with the straw, hay or wood fibers, will be used where difficult slopes do not allow harrowing by machines.

Grass Seed Mixtures

Temporary Covers Permanent Covers Perennial ryegrass 20 lbs/Ac. Creeping Red Fescue 40 lbs/Ac. Canada Bluegrass 20 lbs/Ac. Annual ryegrass 20 lbs/Ac.

IN CASE OF AN EMERGENCY (e.g. severe flooding, rains, or other environmental problems): THE PARTY RESPONSIBLE AND THE TOWN'S WEO SHALL BE NOTIFIED.

EMERGENCY CONTACT: MR. BENARD CURRY III (914) 725-3500

CONSTRUCTION SEQUENCE

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

Field stakeout the limits of all construction activities.

Haybales and/or siltation fence, the temporary sediment trap and other erosion control features will be placed as shown on the enclosed plan prior to the start of any construction.

Remove stumps and vegetation from the area of construction.

Install the anti-tracking pads and temporary water diversions as shown on the plans. At the end of each working day any accumulated silt shall be swept from the existing town roads.

Install additional temporary sediment traps as necessary during construction.

Strip and stockpile topsoil and subsoil material at the locations shown on the plans.

The cuts and fills will be made. This includes construction of the southern retaining walls. A geotechnical engineer shall be retained for detailed construction design and inspections as needed for the southern retaining walls. All slopes loamed, seeded and mulched.

The drainage will now be installed including the underground detention areas. Haybales shall be placed around the catch basins or silt socks in the basins to stop silt from entering the drainage system. The gravel around the catch basin rim shall be graded to ensure that no water enters the catch basin until pavement is installed. Use additional water bars to divert surface runoff away from catch basins, if necessary. The haybales around the catch basins shall be kept in place until the road is paved and the area has sufficient ground cover to control erosion.

Place gravel on the driveway and parking areas as needed to maintain a stable construction site and minimize rutting by construction vehicles to the greatest extent pracitcal.

The building slabs will be excavated and the slab constructed.

The area surrounding the building slab will be final graded.

Install underground utilities including the septic system. The contractor is responsible for coordinating any necessary inspections with both City STAFF and the corresponding utility companies.

Prepar road sub-base and base materials to proper depths and compaction.

Provide temporary seeding measures on all exposed soils which were damaged due to construction activities and are not to be permanently restored or are outside of construction traffic zones for a period in access of 30 days.

Clean all silt from drainage structures.

Seed all disturbed areas.

The starting time for the construction is unknown, however the time limit for the site construction and building is approximately 180-270 days.

The following general specifications will also be adhered to:

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical.

Haybale filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes. Culvert discharge areas will be protected with riprap channels. Energy dissipaters will be provided as

Catch basins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the Guidelines for Erosion and Sediment Control (2002) of the State of Connecticut.

Erosion and sediment control measures will be installed prior to construction whenever possible.

All control measures will be maintained in effective condition throughout the construction period.

Additional control measures will be installed during construction if necessary or required.

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

The long term maintenance of the on site catch basins, oil & grit separators, the rain gardens and all aspects of the storm drainage system as shown on the site plans will be the responsibility of the property owner and/or manager.

The maintenance schedule will be as follows:

CATCH BASINS:

Catch basins will be inspected on a biannual basis. Any floatables, trash, debris or sediment build up shall be removed by a licensed contractor.

An inspection report will be submitted to City Planner's Office after each inspection for verification that the proper maintenance has been performed.

The onsite catch basins, oil & grit separators, the underground detention and all aspects of the storm drainage system must be maintained in good working condition. Responsibility for any necessary repairs to storm drainage systems will be the responsibility of the property owner and/or manager.

STORMWATER QUALITY STRUCTURE (CONTECH CDS UNITS):

Maintenance

The CONTECH unit must be inspected at regular intervals and maintained in order to ensure optimum performance. Inspections shall be done on a biannual basis as listed below.

Inspection

Inspections of the CONTECH units will be performed on a biannual basis.

The CONTECH System must be cleaned when inspection reveals that the sediment depth has accumulated to within six inches of the dry-weather water surface elevation. This determination is made by taking 2 measurements with a stadia rod or similar measuring device; one measurement from the manhole opening to the top of the sediment pole and the other from the manhole opening to the water surface. The System must be cleaned out if the difference between the two measurements is six inches or less. Note: To avoid underestimating the volume of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile.

Maintaining the CONTECT System is easiest when there is no flow entering the System. For this reason, cleanouts must be performed during dry weather. Cleanout of the CONTECH System will be done with a vacuum truck as it is the most effective and convenient method of excavating pollutants from the

In CONTECH installations where the risk of large petroleum spills is small, such as is the case with this project, liquid contaminants may not accumulate as quickly as sediment. However, an oil or gasoline spill must be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable amount has been captured. To remove these pollutants, adsorbent pads or pillows shall be used to provide an efficient means of removal for floatable hydrocarbons. Trash will be netted out to separate it from the other pollutants.

Accumulated sediment shall be evacuated through the manhole over the grit chamber. Simply remove the cover and insert the vacuum hose into the grit chamber.

If maintenance is performed as recommended, sediment should not accumulate outside the grit chamber. However, all three chambers shall be inspected for accumulation of sediment of trash during each maintenance event. Any trash will be netted out and if sediment has built up to a depth of greater than 2" it shall be vacuumed out.

Manhole covers must be securely sealed following cleaning activities, to ensure that surface runoff does not leak into the unit from above

STORMWATER UNDERGROUND DETENTION SYSTEM:

Annual—after initial year:

in accordance with manufacturer's recommendations.

REVISE FOR PLANNING APPLIC. 3-9-22 REV PER DEPT REVIEWS 5-26-22 Previous Editions Obsolete

DATE

NO.

REVISION

PIONEER REALTY, LLC C/O CARMODY TORRANCE **SANDAK & HENNESSEY** 195 CHURCH STREET **NEW HAVEN. CT**

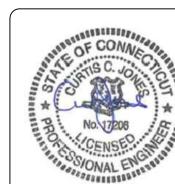
EROSION CONTROL NARRATIVE & PROJECT NOTES

CURRY AUTOMOTIVE LOT 7 & 16 MIRY BROOK ROAD

CONNECTICU DANBURY



CORNERSTONE PROFESSIONAL PARK, SUITE D-101 43 SHERMAN HILL ROAD (203) 266 - 0778 WOODBURY



DRAWN: ML APPROVED: CJ SCALE: AS NOTED 05 NOV 21 PROJ. NO.: 3818 CADD FILE NAME: 3818 DRAWING NO

C 8.1

CONNECTICUT

1. Inspect inlet and outlet sections of the system via the inspection ports. Maintenance to be done RESPONSIBILITY: The property owner and/or manager will be responsible for the long term maintenance of the storm drainage system as listed above. Maintenance reports indicating that the system has been maintained in accordance with the intent of the plan shall be submitted to the City Land Use Offices on a biannual basis after the maintenance & inspections have occurred.

EARTHWORK QUANTITY ESTIMATE FOR TOTAL SITE WORK Total Cut for Proposed Site Construction - 360 CY Total Fill for Proposed Site Construction - 11,300 CY

Net Fill for Proposed Site Construction - 10,940 CY

EARTHWORK QUANTITY ESTIMATE FOR WETLANDS REGULATED AREAS

0 SF = 0 AC.

Total Activity in 100' Regulated Area 4,000 SF = 0.09 AC. FILL: 465 CY CUT: 0 CY

Total Activity in Wetlands

FILL: 0 CY

CUT: 0 CY